RADFORD'S STORES & FLAT BUILDINGS

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RADFORD'S
STORES AND FLAT BUILDINGS

Illustrating The Latest And Most Approved Ideas In

Small Bank Buildings, Store Buildings, Double or
Twin Houses, Two, Four, Six and
Nine Flat Buildings.

This is a brand new book—absolutely the first and only book published showing popular designs in low-priced flats and store buildings, containing fifty-seven original and practical designs prepared by our architects. Every effort has been made to provide for the most economical construction, thus saving many hundreds of dollars. Constructions shown are in stone, brick, cement and wood. Every plan is guaranteed to be absolutely accurate and complete in every detail.

PUBLISHED BY

The Radford Architectural Company

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CHICAGO

RADFORD'S
STORES AND FLAT BUILDINGS

The trend of modern investments is toward income property. It has been found by experience that there is no safer investment than in well rented real estate. Money so placed cannot blow away and it cannot be stolen, and if it burns the insurance company foots the bill.

Those who have built flat buildings or combination store and flat buildings realize the truth of this, as they see the returns on their investment coming to them each month. Conditions limit structures of this character to cities and towns and the architects have given buildings of this kind their best thought and endeavor. Flats are now equipped with every modern convenience that tends to make life easier and housekeeping a joy and not drudgery.

It is to meet a demand from cities and towns throughout the country that we have offered to the building public this volume devoted to this special subject. So far as we know, there is no other book devoted specially to flats. We can assure you that herein will be found the best and most painstaking efforts of the most skilled architects in the world, architects who have made a specialty of this class of building and who have advanced ideas. The man who has a moderate sum to invest will find here two flat buildings, three flat structures, combination stores and flats, and others arranged for stores below and lodge halls above. A number of bank buildings also are shown with the banking room on the ground floor and offices above.

On account of the value of the land and the desirability of utilizing all the available space, flat and store buildings as a rule are built with the one idea of making every inch of room count. Architectural adornment in many cases is sacrificed or neglected in order to get larger returns on the amount invested. It will be noticed that in the buildings shown in this book the architects have not followed the lines of the conventional methods in this respect, but have given every structure its proper ornamentation.

We now come to the subject of the plans for these buildings. As everyone familiar with building knows, it is impossible to build even a small cottage properly without well drawn plans. In this case of flats and store buildings that are to be constructed in cities and

towns, it is even more difficult to build without well and accurately drawn plans. As a matter of fact, it is impossible, if for no other reason than the simple fact that every town and every city requires the submission of the plans of a structure before a permit will be issued for building it.

Cases have been known of well intending builders attempting to construct flats and store buildings from "home made" plans. Such plans lack the accuracy of scale, and the slightest variation from true lines caused no end of trouble and waste of materials. Flat and store buildings built from accurately drawn plans possess proper proportions and look well when completed. Any attempt to build either without plans or with "home made" designs will lead to trouble. There will be general waste of materials and it will be necessary to tear out this partition and that, on account of waste. There will also be another item of loss, the waste of the workmen's time, in addition to all the sleepless nights and worry over mistakes. But when accurately drawn plans are used, all these troubles are avoided, and when the building is completed the owner can look upon it with satisfaction.

In building a store or flat building it is always vitally important to have in mind the fact that it may be desirable to sell the structure at some time in the future. We can never read the future and therefore must be prepared for eventualities in building store and flat buildings just as we should in the construction of residences. When the wise man builds a house he builds one that has individuality and style that will make it marketable at any time. The same rule holds in the case of store and flat buildings. It is the well built and neat appearing flat building that sells. It is the stylish flat building that is salable. When a buyer is looking for a flat or store building to buy as an investment he passes by the plain or unornamented structure and his eye is attracted by the one that has a neat and natty appearance. This is the first factor to have firmly fixed in the mind when there is an intention to construct buildings of any character.

If a person owns a lot in a city or in a small town where there is a demand for such buildings as are shown on these pages, he cannot make a better investment than build. As such structures are, as a rule, built of brick, stone or cement, there is little expense for repairs and there is a constant income from the rents. In the case of the two flat building, there are tens of thousands in the large cities in which the owner lives in one and rents the other. We could cite hundreds of cases where men have gained their first step towards a competence by this means.

But above all things the one important thing should be kept in mind, and that is not to attempt any kind of construction without well and accurately drawn plans. The man who is wise and sees to this vital point first of all will avoid most of the difficulties in building. In the structures shown in this book every detail has been figured out by experts to a nicety, and if they are followed by a competent builder, the structure will be all that the owner could desire.

We Illustrate in this Book

the perspective view and floor plans of over 250 low and medium-priced houses. In the preparation of this work great care has been exercised in the selection of original, practical and attractive house designs, such as seventy-five to ninety per cent of the people to-day wish to build. In drawing these plans special effort has been made to provide for the MOST ECONOMICAL CONSTRUCTION, thereby giving the home builder and contractor the benefit of the saving of many dollars; for in no case have we put any useless expense upon the building simply to carry out some pet idea. Every plan illustrated will show, by the complete working plans and specifications, that we give you designs that will work out to the best advantage and will give you the most for your money; besides every bit of space has been utilized to the best advantage.

$100.00 Plans for only $10.00

This department has for its foundation the best equipped architectural establishment ever maintained for the purpose of furnishing the public with complete working plans and specifications at the remarkably low price of only $7.00 to $15.00 per set. Every plan we illustrate has been designed by a licensed architect, who stands at the head of his profession in this particular class of work and has made a specialty of low and medium-priced houses. The price usually charged for this work is from $75.00 to $100.00.

What We Give You

The first question you will ask is, "What do we get in these complete working plans and specifications? Of what do they consist? Are they the cheap printed plans on tissue paper without details or specifications?" We do not blame you for wishing to know what you will get for your money.

Blue Printed Working Plans

The plans we send out are the regular blue printed plans, drawn one-quarter inch scale to the foot, showing all the elevations, floor plans and necessary interior details. All of our plans are printed by electricity on an electric circular blue-printing machine, and we use the very best grade of electric blue-printing paper; every line and figure showing perfect and distinct.

Foundation and Cellar Plans

This sheet shows the shape and size of all the walls, piers, footings, posts, etc., and of what materials they are constructed; shows the location of all windows, doors, chimneys, ash-pits, partitions, and the like. The different wall sections are given, showing their construction and measurements from all the different points.

Floor Plans

These plans show the shape and size of all rooms, halls and closets; the location and size of all doors and windows; the position of all plumbing fixtures, gas lights, registers, pantry work, etc., and all the measurements that are necessary are given.

Elevations

A front, right, left and rear elevation are furnished with all the plans. These drawings are complete and accurate in every respect. They show the shape, size and location of all doors, windows, porches, cornices, towers, bays, and the like; in fact, give you an exact scale picture of the house as it should be at completion. Full wall sections are given, showing the construction from foundation to roof, the height of stories between the joists, height of plates, pitch of roof, etc.

Roof Plan

This plan is furnished where the roof construction is at all intricate. It shows the location of all hips, valleys, ridges, decks, etc. All the above drawings are made to scale one-quarter inch to the foot.

Details All necessary details of the interior work, such as door and window casings and trim, base, stools, picture moulding, doors, newel posts, balusters, rails, etc., accompany each set of plans. Part is shown in full size, while some of the larger work, such as stair construction, is drawn to a scale of one and one-half inch to the foot. These blue-prints are substantially and artistically bound in cloth and heavy water-proof paper, making a handsome and durable covering and protection for the plans.

Specifications The specifications are typewritten on Lakeside Bond Linen paper, and are bound in the same artistic manner as the plans, the same cloth and water-proof paper being used. They consist of twenty-two pages of closely typewritten matter, giving full instructions for carrying out the work. All necessary directions are given in the clearest and most explicit manner, so that there can be no possibility of a misunderstanding.

Basis of Contract The working plans and specifications we furnish can be made the basis of contract between the home builder and the contractor. This will prevent mistakes, which cost money, and they will prevent disputes which are unforeseen and never settled satisfactorily to both parties. When no plans are used the contractor is often obliged to do some work he did not figure on, and the home builder often does not get as much for his money as he expected, simply because there was no basis on which to work and upon which to base the contract.

No Misunderstanding Can Arise when a set of our plans and specifications is before the contractor and the home builder, showing the interior and exterior construction of the house as agreed upon in the contract. Many advantages may be claimed for the complete plans and specifications. They are time savers, and, therefore, money savers. Workmen will not have to wait for instructions when a set of plans is left on the job. They will prevent mistakes in cutting lumber, in placing door and window frames, and in many other places where the contractor is not on the work and the men have received only partial or indefinite instructions. They also give instructions for the working of all material to the best advantage.

Free Plans for Fire Insurance Adjustment You take every precaution to have your house covered by insurance; but do you make any provision for the adjustment of the loss, should you have a fire? There is not one man in ten thousand who will provide for this embarrassing situation. You can call to mind instances in your own locality where settlements have been delayed because the insurance companies wanted some proof which could not be furnished. They demand proof of loss before paying insurance money, and they are entitled to it. We have provided for this and have inaugurated the following plan, which cannot but meet with favor by whoever builds a house from our plans.

Immediately Upon Receipt of Information from you that your house has been destroyed by fire, either totally or partially, we will forward you, free of cost, a duplicate set of plans and specifications, and in addition we will furnish an affidavit giving the number of the design and the date when furnished, to be used for the adjustment of the insurance.

Without One Cent of Cost to You and without one particle of trouble. We keep a record of the number of the house design and the date it was furnished, so that, in time of

loss, all it will be necessary for you to do is to drop us a line and we will furnish the only reliable method of getting a speedy and satisfactory adjustment. This may be the means of saving you hundreds of dollars, besides much time and worry.

Our Liberal Prices

Many have marveled at our ability to furnish such excellent and complete working plans and specification at such low prices. We do not wonder at this, because we charge but $7.00 to $15.00 for a more complete set of working plans and specifications than you would receive if ordered in the ordinary manner, and when drawn especially for you, at a cost of from seventy-five to one hundred dollars. On account of our large business and unusual equipment, and owing to the fact that WE DIVIDE THE COST of these plans among so many, it is possible for us to sell them at these low prices. The margin of profit is very close, but it enables us to sell thousands of sets of plans, which save many times their cost to both the owner and the contractor in erecting even the smallest dwelling.

Our Guarantee

Perhaps there are many who feel that they are running some risk in ordering plans at a distance. We wish to assure our customers that there is no risk whatever. If, upon receipt of these plans, you do not find them exactly as represented, if you do not find them complete and accurate in every respect, if you do not find them as well prepared as those furnished by any architect in the country, or any that you have ever seen, we will refund your money upon the return of the plans from you in perfect condition. All of our plans are prepared by architects standing at the head of their profession, and the standard of their work is the very highest. We could not afford to make this guarantee if we were not positive that we were furnishing the best plans put out in this country, even though our price is not more than one-seventh to one-tenth of the price usually charged.

Bill of Material

We do not furnish a bill of material. We state this here particularly, as some people have an idea that a bill of material should accompany each set of plans and specifications. In the first place, our plans are gotten up in a very comprehensive manner, so that any carpenter can easily take off the bill of material without any difficulty. We realize that there are hardly two sections of the country where exactly the same kinds of materials are used, and, moreover, a bill which we might furnish would not be applicable in all sections of the country. We furnish plans and specifications for houses which are built as far north as the Hudson Bay and as far south as the Gulf of Mexico. They are built upon the Atlantic and Pacific Coasts, and you can also find them in Australia and South Africa. Each country and section of a country has its peculiarities as to sizes and qualities; therefore, it would be useless for us to make a list that would not be universal. Our houses, when completed, may look the same whether they are built in Canada or Florida, but the same materials will not be used, for the reason that the customs of the people and the climatic conditions will dictate the kind and amount of materials to be used in their construction.

Estimated Cost

It is impossible for anyone to estimate the cost of a building and have the figures hold good in all sections of the country. We do not claim to be able to do it. The estimated cost of the houses we illustrate is based on the most favorable conditions in all respects, and includes everything but the plumbing and heating. We are not familiar with your local conditions, and, should we claim to know the exact cost of a building in your locality, a child would know that our statement was false. We leave this matter in the hands of the reliable contractors, for they, and they alone, know your local conditions.

We Wish to be Frank With You and therefore make no statement that we cannot substantiate in every respect. If a plan in this book pleases you; if the arrangement of the rooms is satisfactory, and if the exterior is pleasing and attractive, then we make this claim—that it can be built as cheaply as if any other architect designed it, and we believe cheaper.

We Have Studied Economy in construction, and our knowledge of all the material that goes into a house qualifies us to give you the best for your money. We give you a plan that pleases you, one that is attractive, and one where every foot of space is utilized at the least possible cost. Can any architect do more, even at seven to ten times the price we charge you for plans?

Reversing Plans We receive many requests from our patrons for plans exactly according to the designs illustrated, with the one exception of having them reversed or placed in the opposite direction. It is impossible for us to make this change and draw new plans, except at a cost of about eight times our regular price. We see no reason why our regular plans will not answer your purpose. Your carpenter can face the house exactly as you wish it, and the plans will work out as well facing in one direction as in another. We can, however, if you wish, and so instruct us, make you a reversed blue-print and furnish it at our regular price; but in that case all the figures and letters will be reversed, and, therefore, liable to cause as much confusion as if your carpenter reversed the plan himself while constructing the house.

We Would Advise however, in all cases where the plan is to be reversed, and there is the least doubt about the contractor not being able to work from the plans as we have them, that two sets of blue-prints be purchased, one regular and the other reversed, and in such cases we will furnish two sets of blue-prints and one set of specifications for only fifty per cent added to the regular cost, making the $10.00 plan cost only $15.00.

Immediate Delivery Guaranteed Our equipment and facilities are such that we can send out the same day we receive order the complete plans and specifications for any house we illustrate. Delivery is made by express whenever possible, otherwise plans and specifications are forwarded by mail.

PUBLISHED BY

The Radford Architectural Co.

185 E. Jackson Blvd.
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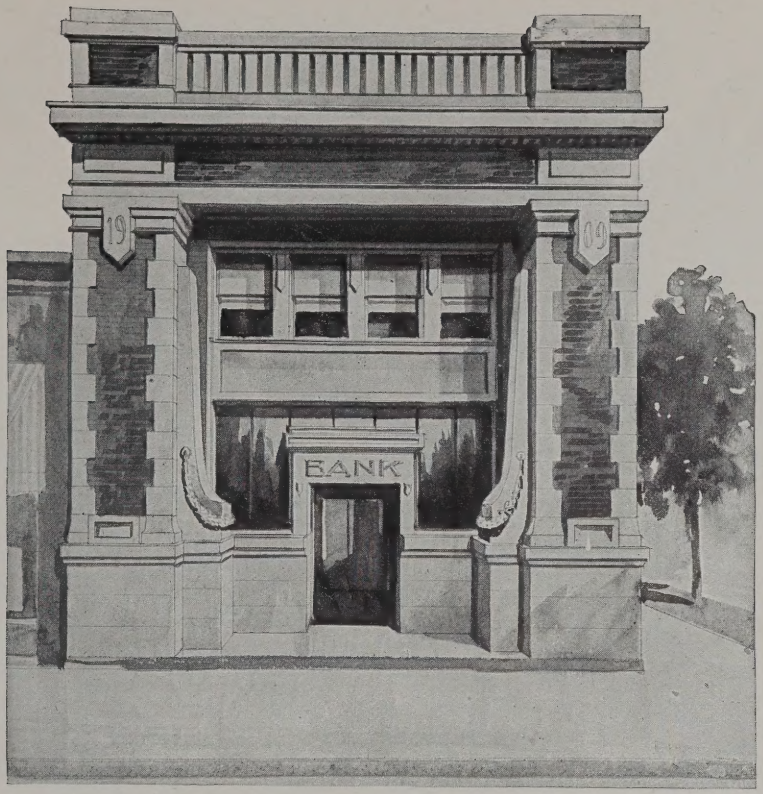
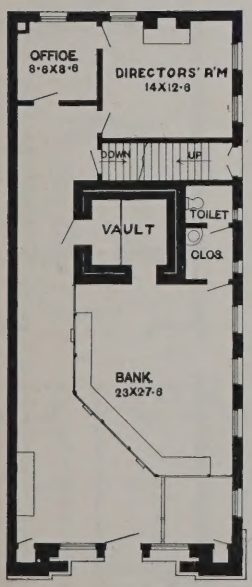


DESIGN NO. 4018.

Size: Width, 25 feet; Length, 60 feet.



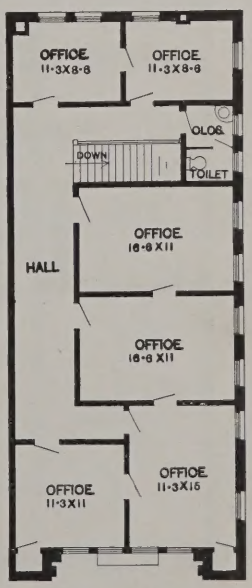
First Floor Plan

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior and exterior details.

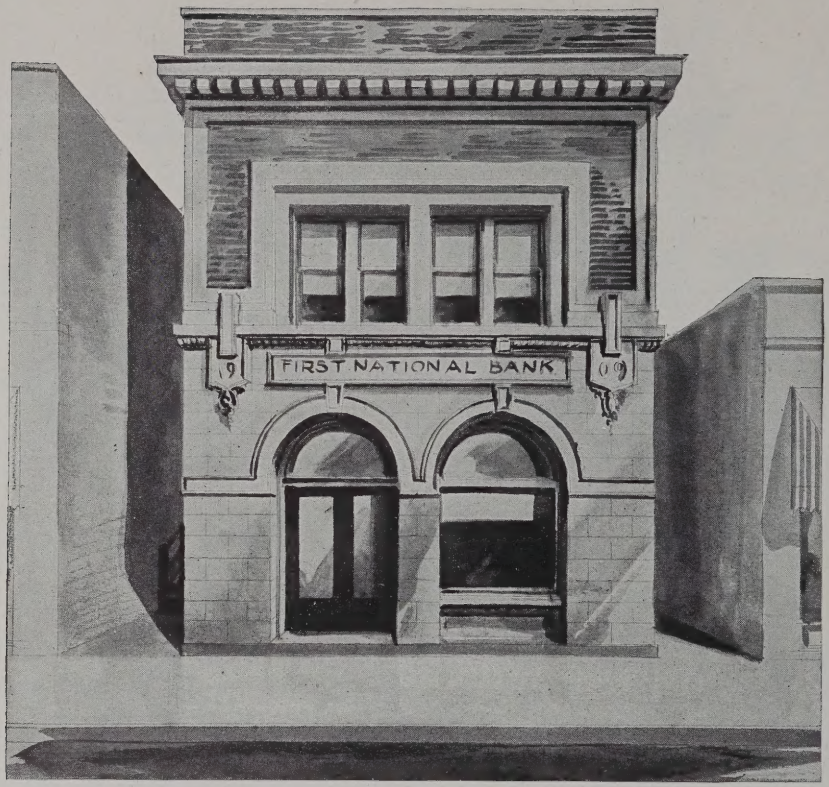
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

Very attractive design for Bank Building to be constructed of brick with front of stone and brick making a very handsome and practical building suitable for any city or town. The first floor is devoted exclusively to banking purposes. In the center is placed a large fire-proof vault. Back of the vault the entrance and stairs to the basement are located. In the extreme rear provision is made for a directors' room, 14 feet by 12 feet 6 inches, and a small private office 8 feet 6 inches square with entrance to both the directors' room and the bank proper. The second floor is devoted entirely to offices, and if not required for use by bank can be rented separately or en suite. Estimated cost of construction under favorable conditions from about $5100.00 to about $5800.00.



Second Floor Plan



DESIGN NO. 4049.

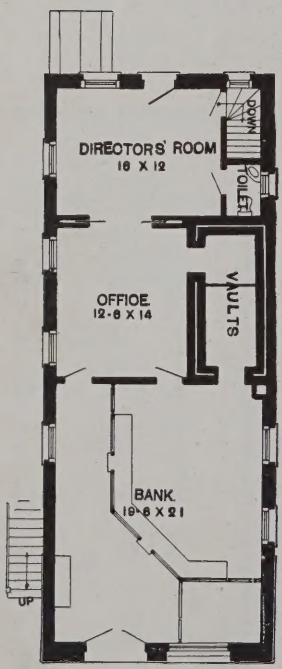
Size: Width, 22 feet; Length, 56 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior and exterior details.

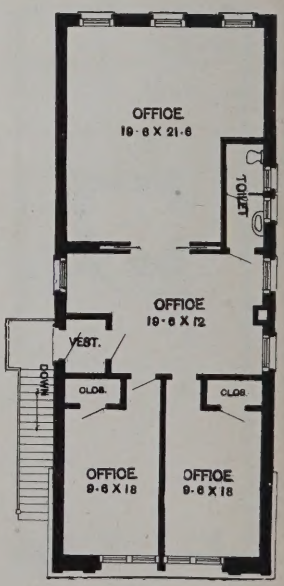
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

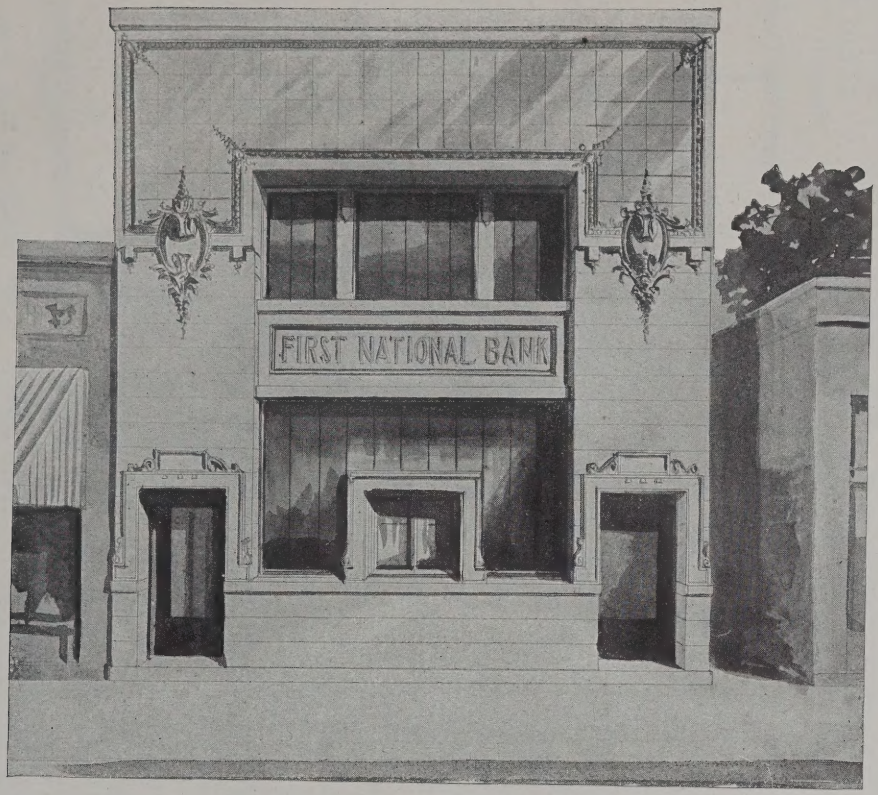
Substantial and artistic design for Bank Building suitable for village, city or town, constructed of brick; the first story front being of stone and the second story brick with stone trimmings. The first floor is devoted to banking purposes, the bank proper being 19 feet 6 inches by 21 feet. The fireproof vault is placed to one side back of the banking room and has an opening into this room and also into the office which is 12 feet 6 inches by 14 feet. In the rear is the directors' room 16 feet by 12 feet in size, with entrance to the basement. The second floor is devoted to offices, all large and well lighted. Separate stairs and entrance to this floor at side of building. Estimated cost of construction under favorable conditions from about $4900.00 to about $5500.00.



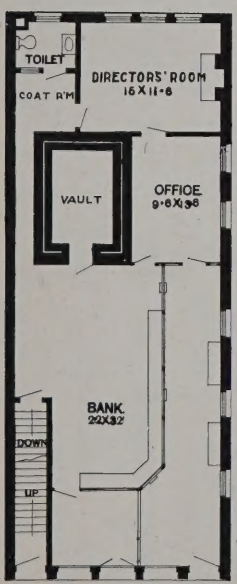
First Floor Plan



Second Floor Plan



DESIGN NO. 4016.



First Floor Plan

Size: Width, 24 feet; Length, 60 feet.

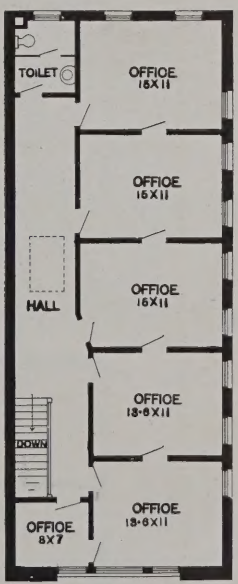
Blue Prints consist of basement plan; first and second floor plans; all elevations and necessary interior details.

Specifications are typewritten and contain all information necessary for the proper construction of the building.

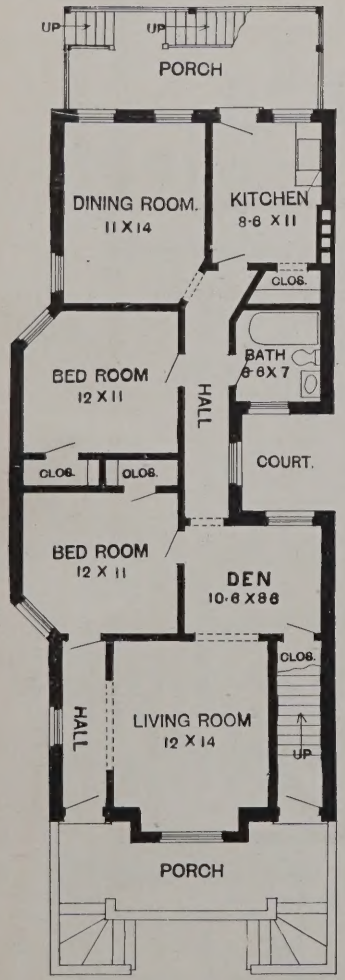
Price of Plans and Specifications.....$15.00

Bank Building of brick with handsome front of White Glazed Terra Cotta. Has fireproof vault and private office and Directors' Room on first floor in additions to the space required for banking purposes. Second floor has five well arranged offices with plenty of light and air. Adapted to city, town or village.

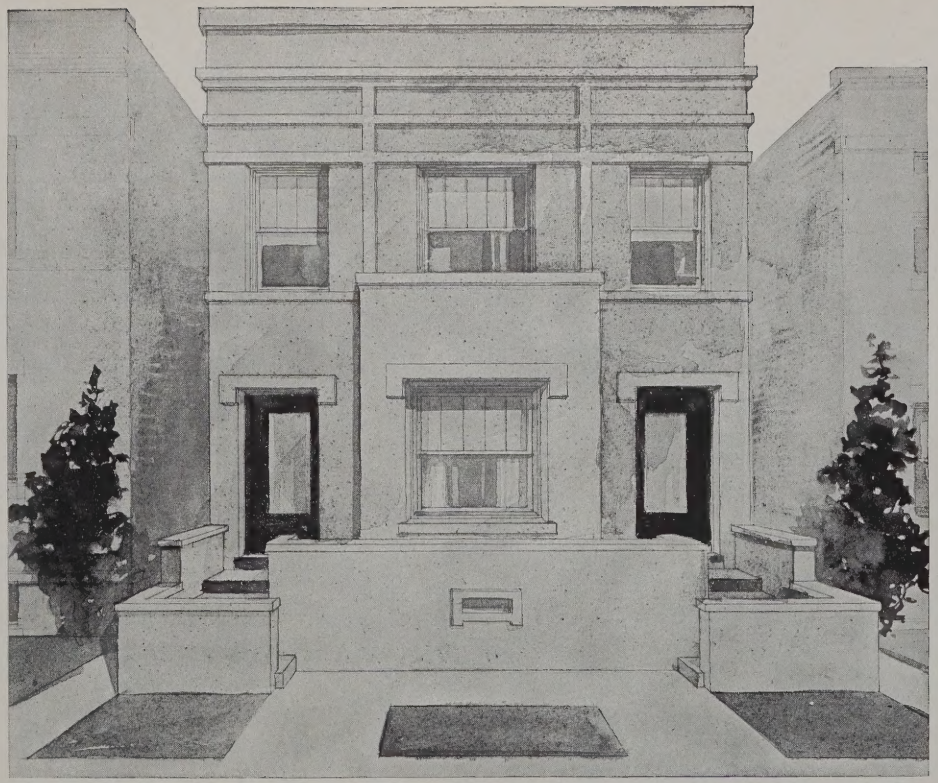
Estimated cost of construction under favorable conditions $5000.00 to $5750.00.

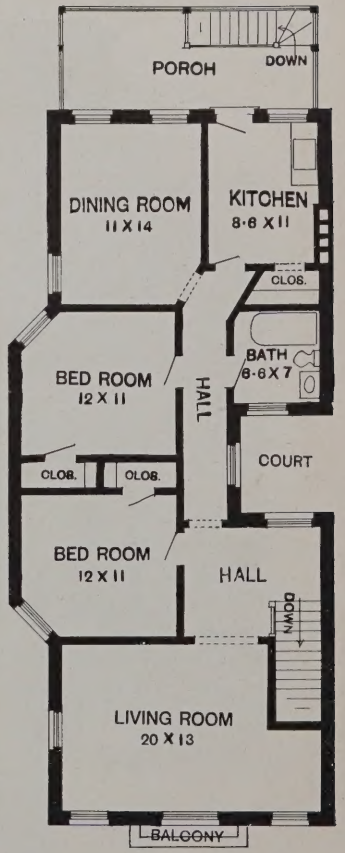


Second Floor Plan



First Floor Plan





Second Floor Plan

DESIGN NO. 4035.

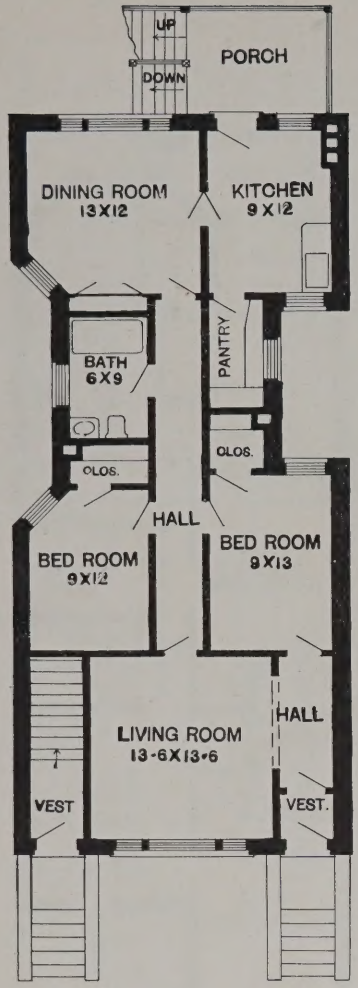
Size: Width, 25 feet; Length, 57 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

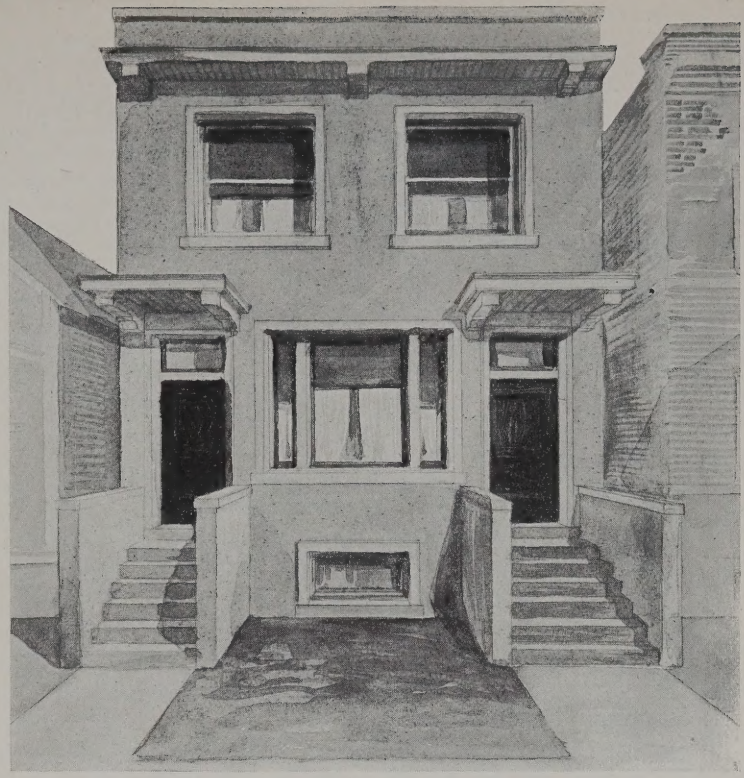
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

Two Flat Building of Brick or Reinforced Concrete designed to be as impressive as surroundings demand with separate entrance for each apartment. Lower floor comprises five rooms and den and the second floor five rooms and reception hall. Large uncovered porch on front and large porches on rear with separate landings so that each family can be isolated entirely. Estimated cost of construction under favorable conditions from about $4550.00 to about $5200.00.



First Floor Plan



DESIGN NO. 4042.

Size: Width, 25 feet; Length, 55 feet.

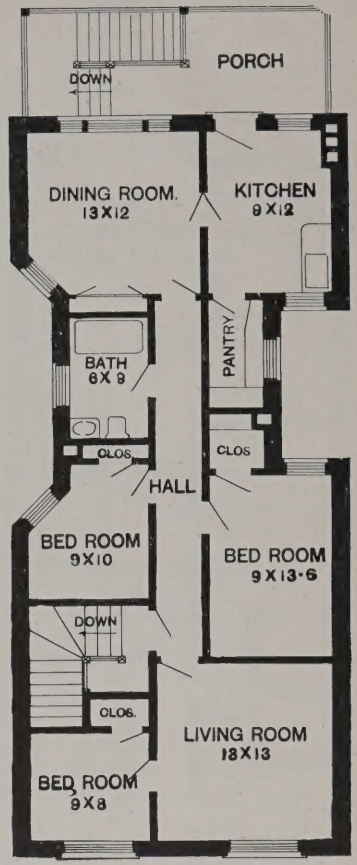
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

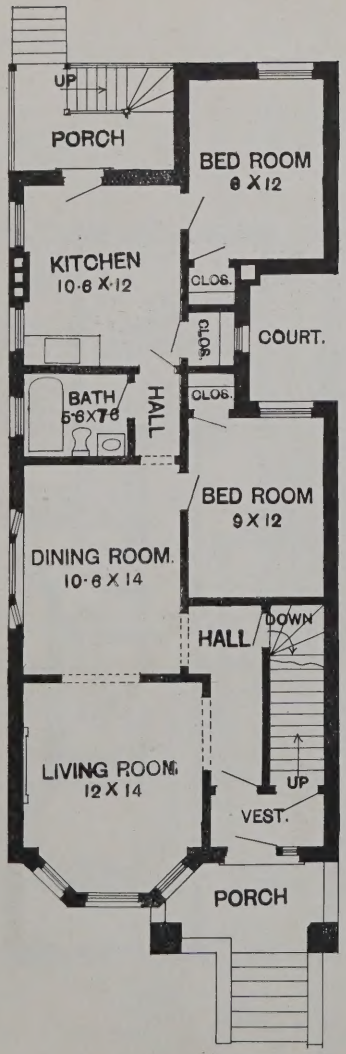
Price of Plans and Specifications.....$15.00

Two family Flat Building of brick or reinforced concrete with separate entrances for each flat, affording considerable privacy. On the first floor there is a large living room in the front extending clear across and lighted by a triple window. The chambers, bath and the dining room and kitchen, which are in the rear of the house, open off a long hall so that it is possible to shut off that portion of the house. The same arrangement is carried out for the second floor only in addition to the large living room in front, there is a small bedroom which can be used either for a den or music room.

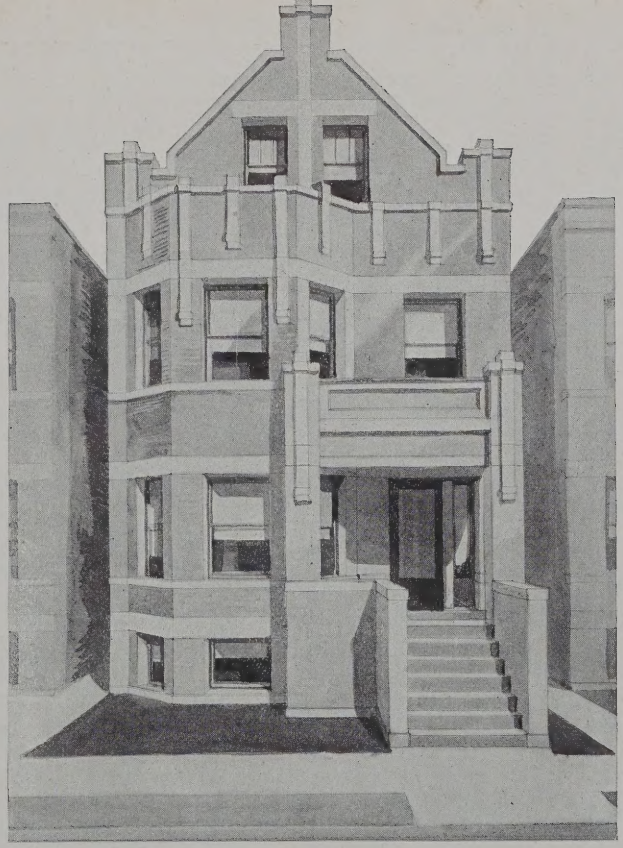
Estimated cost of construction under favorable conditions from about $4,400.00 to $5,100.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4030.

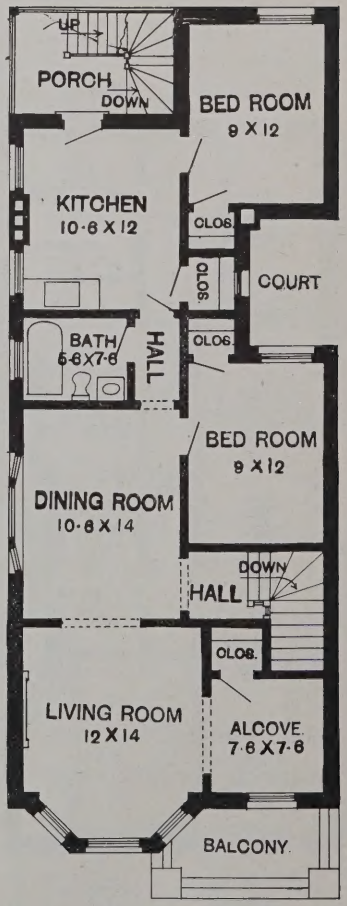
Size: Width, 22 feet; Length, 56 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

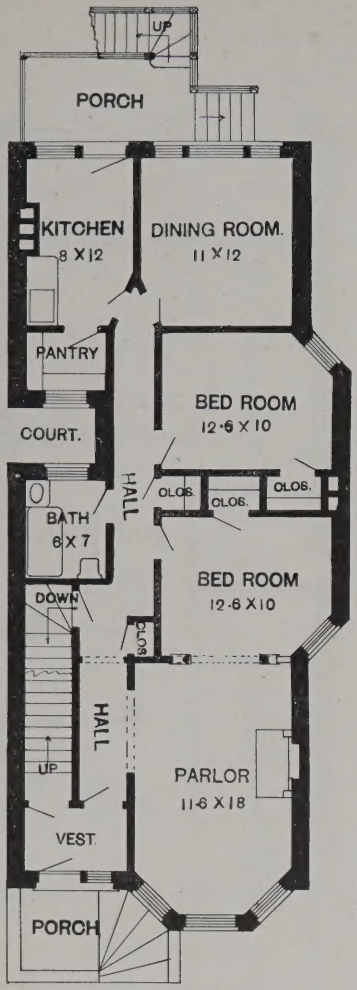
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

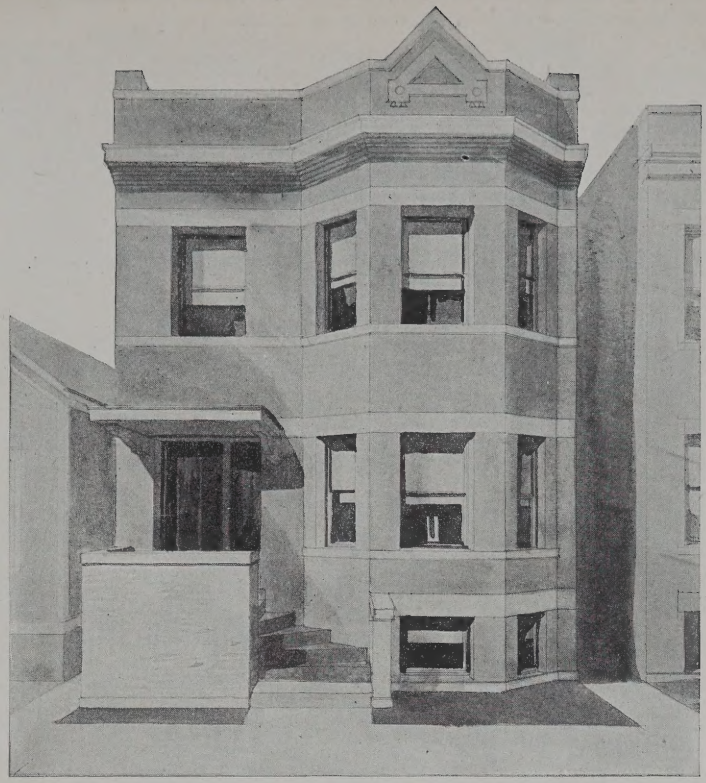
Attractive design for a Two Flat Building in brick with stone trimmings. Large attic which may be utilized for sleeping room purposes thereby giving the occupants on second floor the benefit of so much more room. Slate roof. First floor contains five rooms, bath, pantry, closets, etc. Second floor contains five rooms, bath, pantry, alcove, closets, etc. Estimated cost of construction under favorable conditions from about $4400.00 to about $5100.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4047.

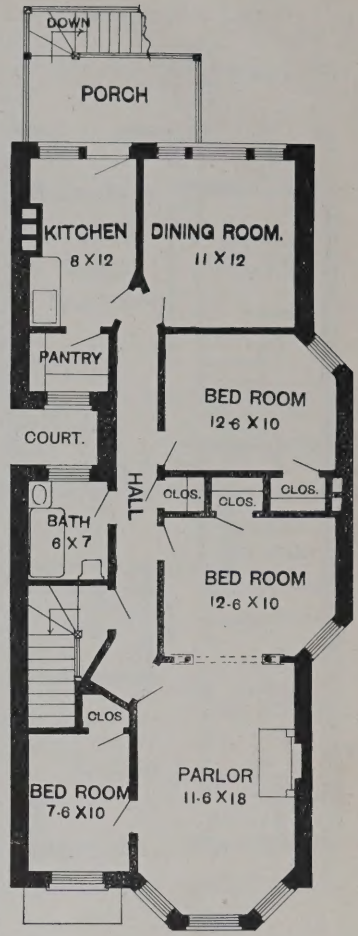
Size: Width, 25 feet; Length, 57 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

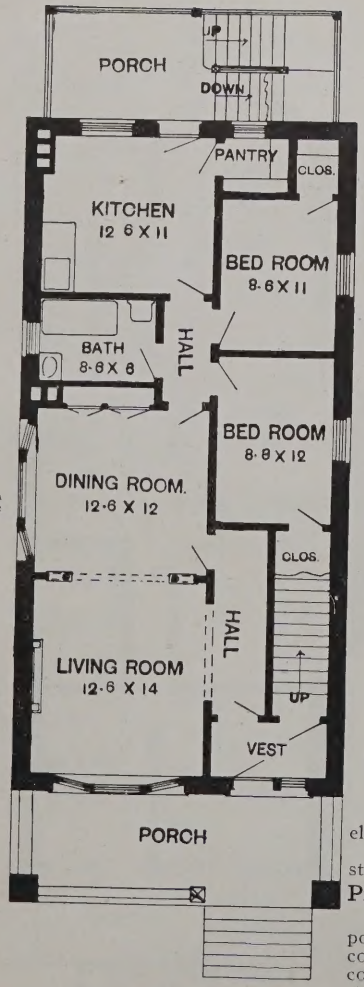
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

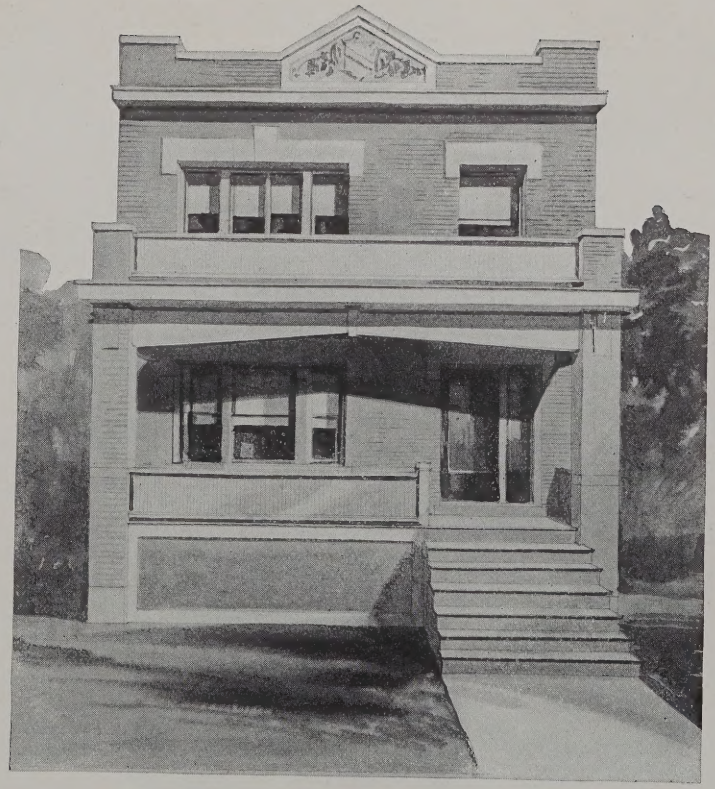
Two Flat Building of brick with stone trimmings of five and six rooms, with plenty of hall and closet space. The front porch with the hood roof and the winding steps is different from most flat buildings and lends an air of individuality that is pleasing. The estimated cost of construction based on favorable conditions is from about $4500.00 to $5150.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4044.

Size: Width, 24 feet; Length, 48 feet 6 inches.

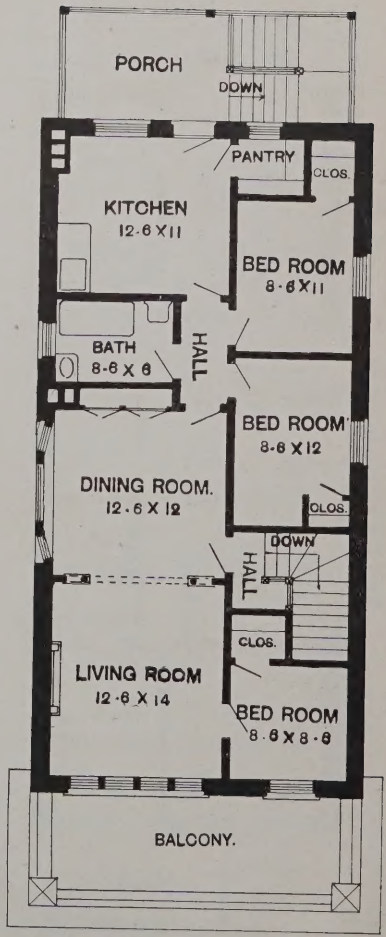
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

Specifications are typewritten and contain all the information for the proper construction of the building.

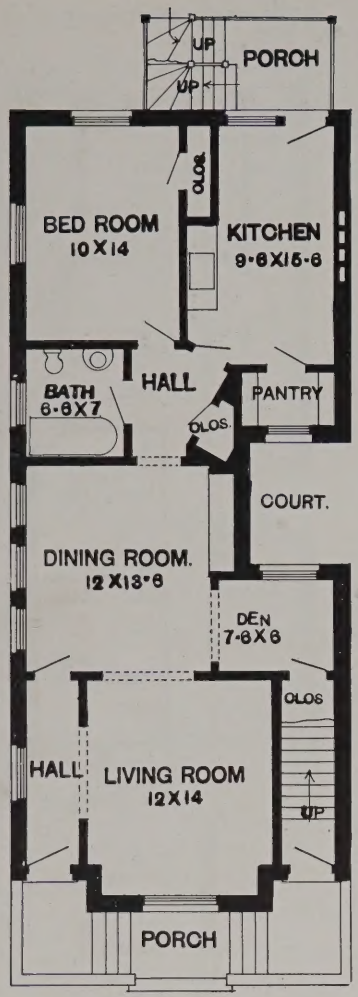
Price of Plans and Specifications.....$15.00

Two Flat Building of brick construction with stone trimmings. Large wooden porch extends clear across the front with balcony for the second floor. First floor contains five large rooms, bath, pantry, halls, closets, etc., while the second floor contains six rooms, bath, halls, closets, etc. Large back porches. This particular style of architecture is very popular at the present time, and a house built after this design will look well in any community.

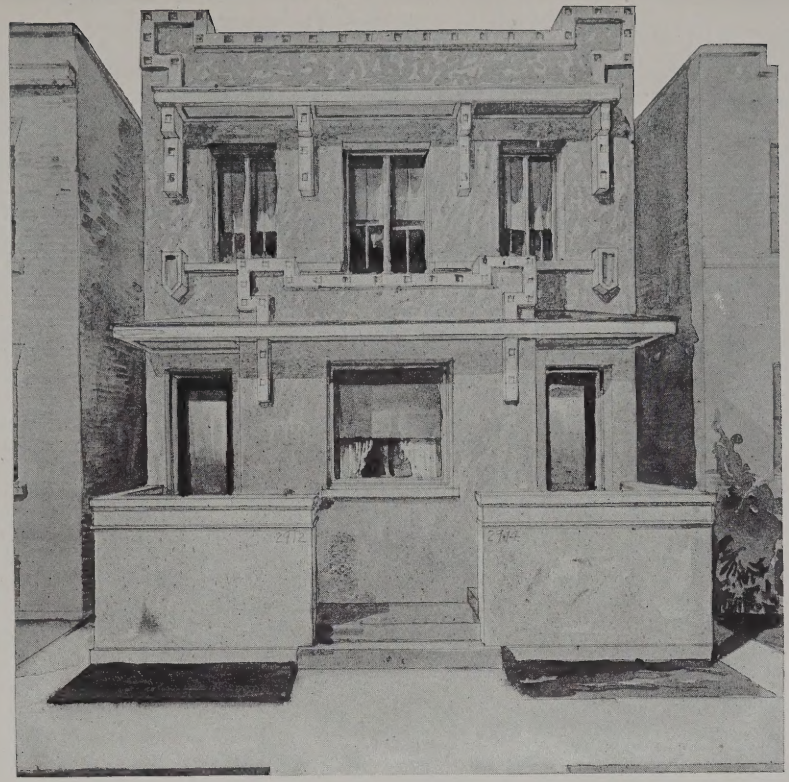
Estimated cost of construction under favorable conditions from about $3,900.00 to about $4,500.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4040.

Size: Width, 22 feet; Length, 50 feet.

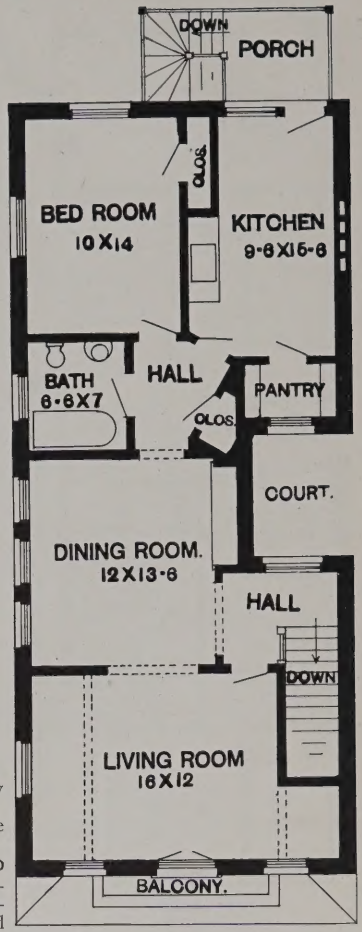
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

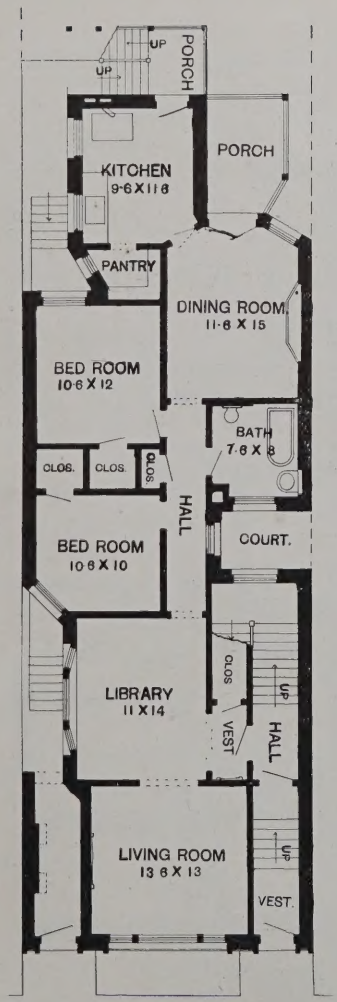
Price of Plans and Specifications.....$15.00

Modern design for Two Flat Building which can be built of brick cemented, or reinforced concrete. Large porch on front with separate entrances to first and second apartments. Lower floor has four large rooms, den, bath and plenty of hall, pantry and closet space, while the second floor has the same number of rooms with the exception of the den, which is turned into a reception hall. This building was designed for city lot and provision is made for an abundance of light and air.

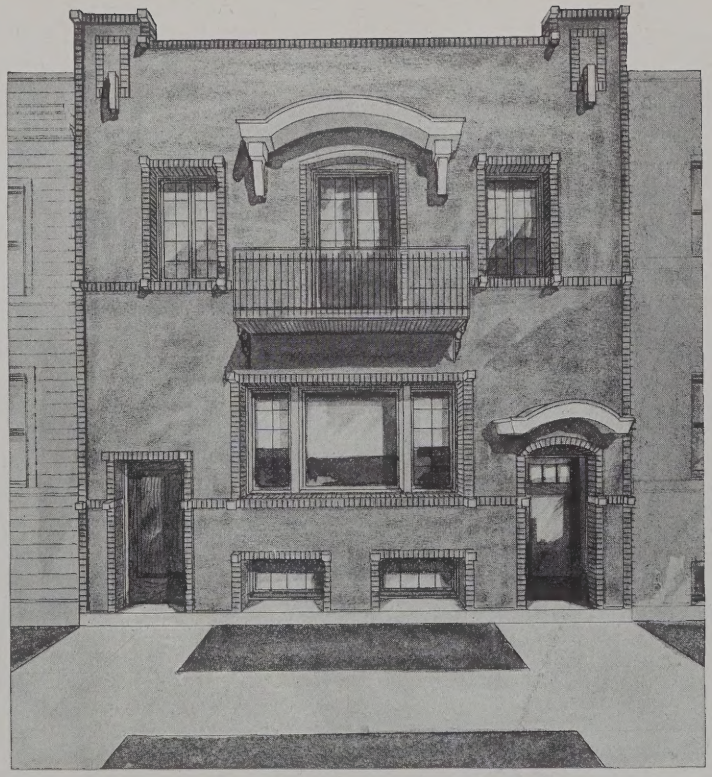
Estimated cost of construction under favorable conditions from about $3,950.00 to about $4,400.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4001.

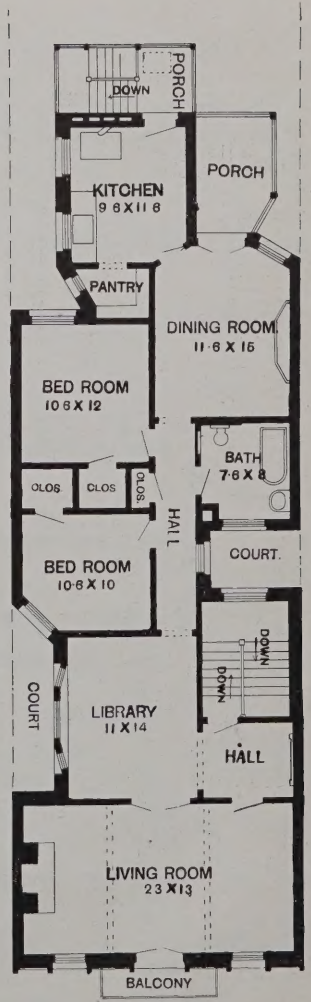
Size: Width, 25 feet; Length, 73 feet 6 inches.

Blue Prints consist of basement plan; first and second floor plans; all elevations and necessary interior details.

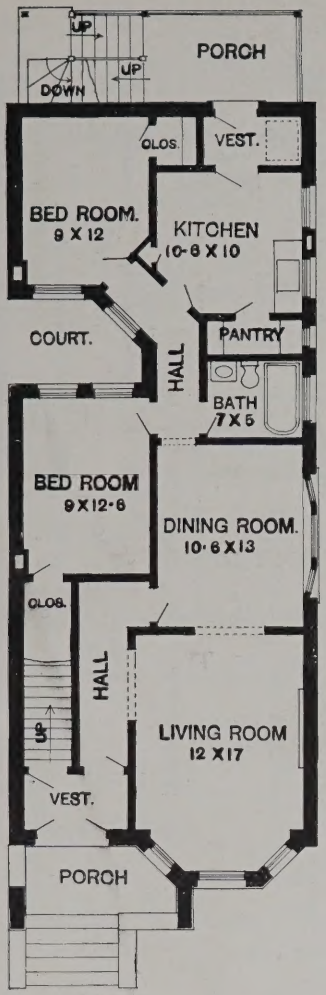
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

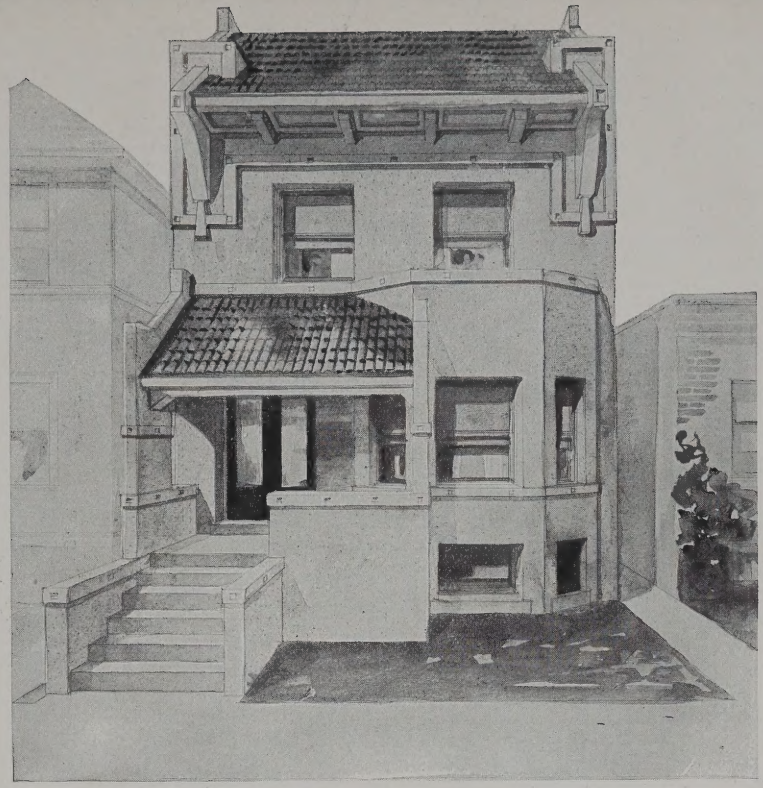
Two Family Brick House with front of Cream Plaster and red brick trimmings. Large French windows on second floor opening onto a wrought iron balcony. This building was designed for an ordinary city lot where economy of space is essential. The private porches opening from dining rooms are a feature. Estimated cost of construction under favorable conditions from about $6000.00 to $7000.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4013.

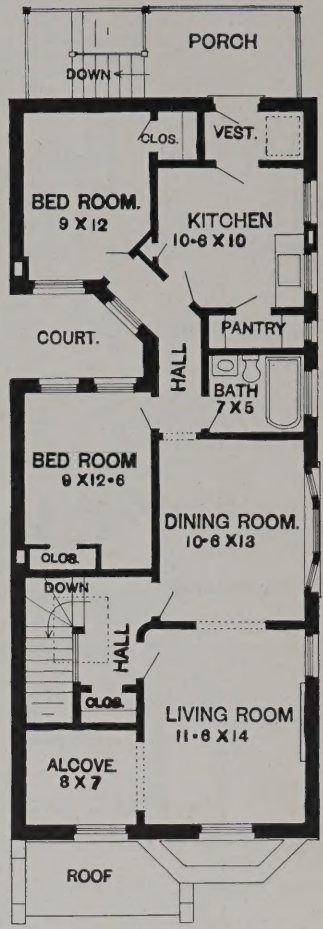
Size: Width, 22 feet; Length, 56 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

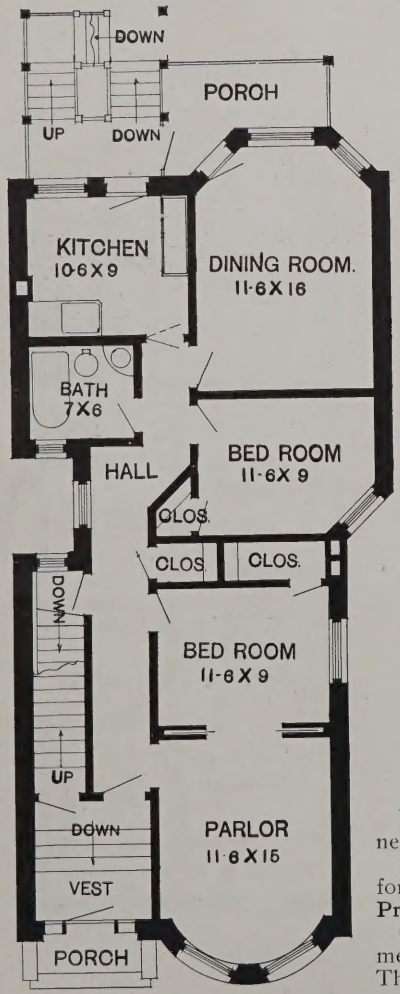
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

Very attractive style for Two Flat Building of brick cemented or of reinforced concrete with Spanish design tile roof as ornamentation for front of building and tile roof on porch making a very harmonious combination and a building that will tone up any neighborhood. Five rooms and bath on first floor, six rooms and bath on second floor, large closets, pantries, porches, etc. Estimated cost of construction under favorable conditions from about $4500.00 to $5200.00.



Second Floor Plan



First Floor Plan

DESIGN NO. 4007.

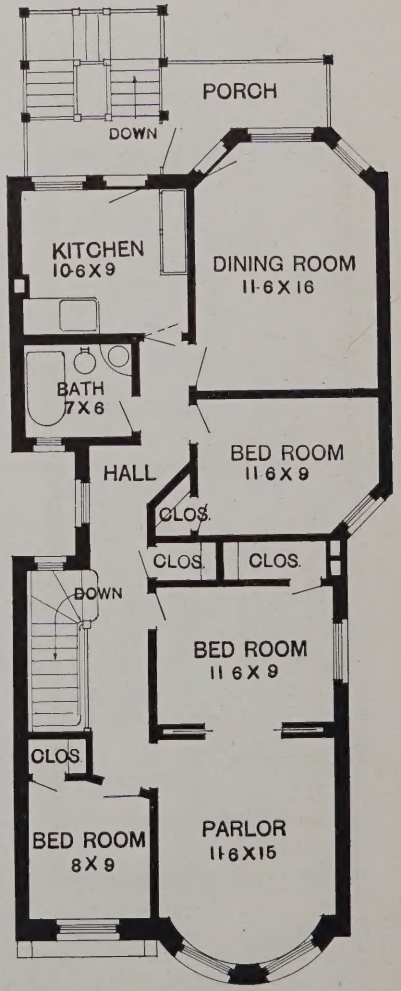
Size: Width, 25 feet; Length, 56 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

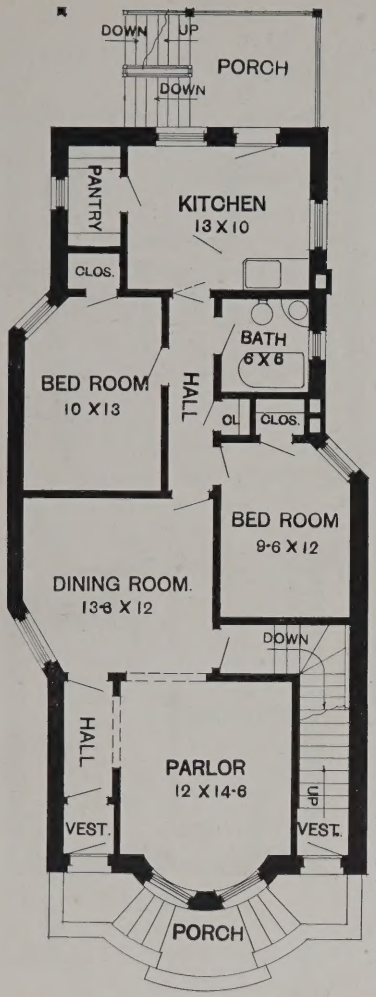
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

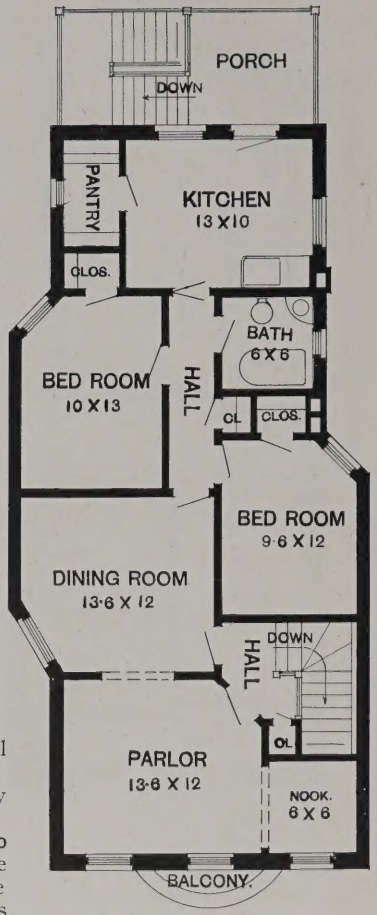
Price of Plans and Specifications.....$15.00

Colonial design Two Flat Brick Building with stone trimmings. Apartments of five and six rooms with bath, closets, etc., and large back porches. This is a very economical design for a building as every foot of space is used to the best advantage. Rooms are large, well arranged and well lighted. Estimated cost of construction under favorable conditions from about $4600.00 to about $5200.00.



Second Floor Plan





DESIGN NO. 4006.

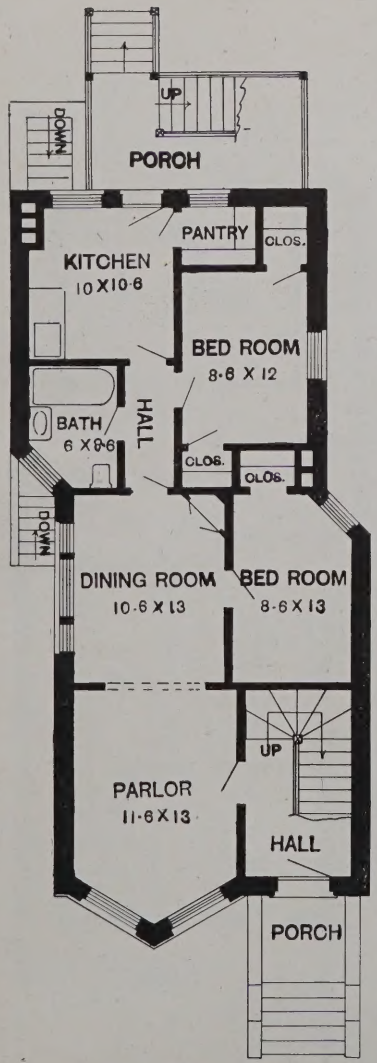
Size: Width, 25 feet; Length, 54 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

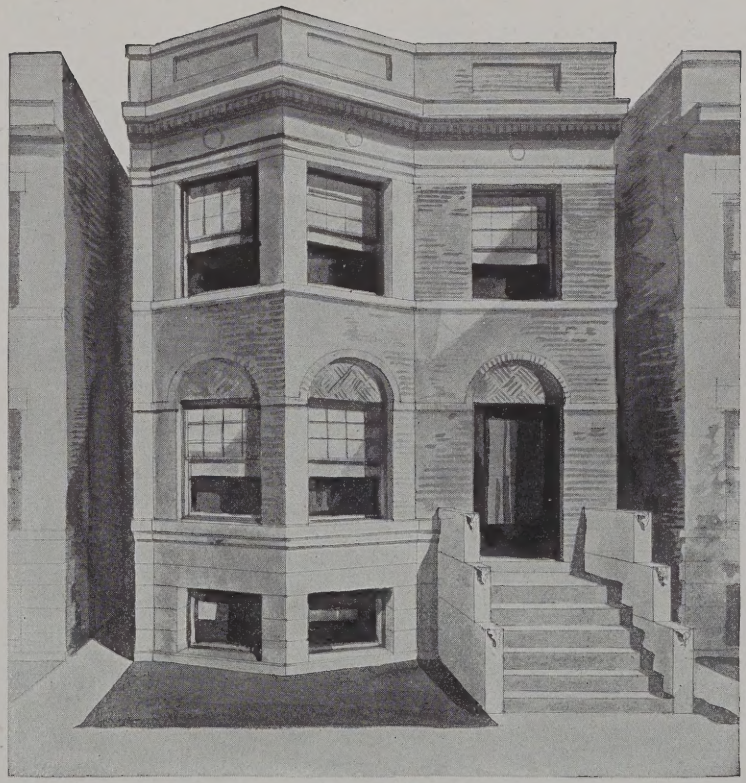
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

Unique design for Two Flat Building constructed of brick with stone trimmings and plaster panels. Each apartment has a separate entrance affording privacy and complete isolation if desired. Each apartment has five good sized rooms, the upper floor gaining the additional space over entrance which can be devoted to a cosy corner or book room. Estimated cost of construction under favorable conditions from about $4500.00 to about $5100.00.



First Floor Plan



DESIGN NO. 4027.

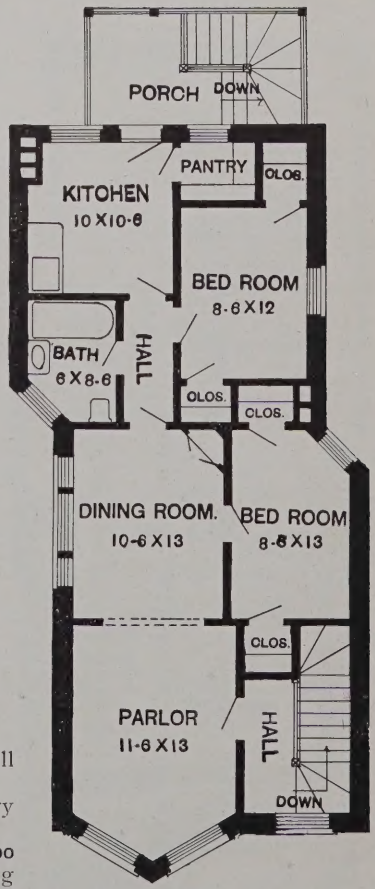
Size: Width, 25 feet; Length, 52 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

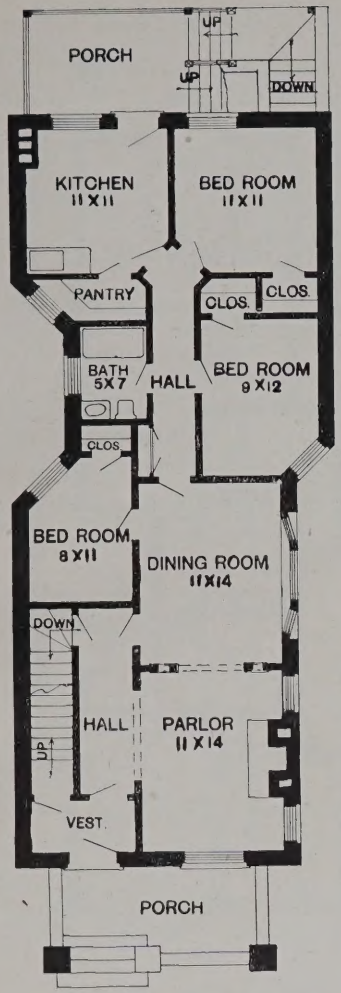
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

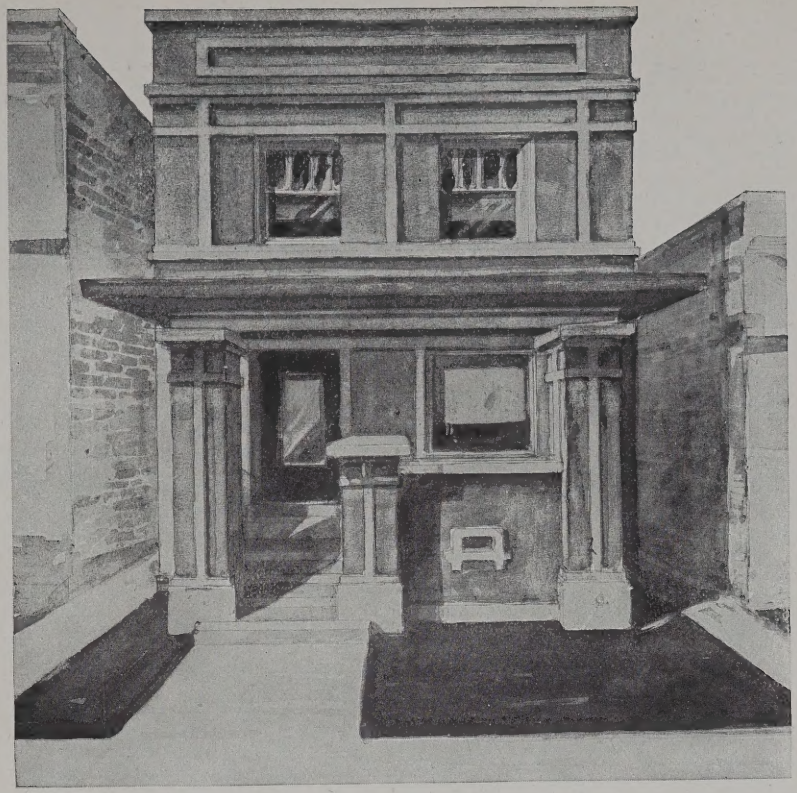
Colonial design in brick with stone trimmings for a Two Flat Building of five rooms each with bath, pantry, closets, etc. This style of architecture is very popular at the present time and appeals to people of quiet and refined tastes. A building of this kind requires very little attention and will prove to be a valuable investment. Estimated cost of construction under favorable conditions from about $4300.00 to about $4900.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4034.

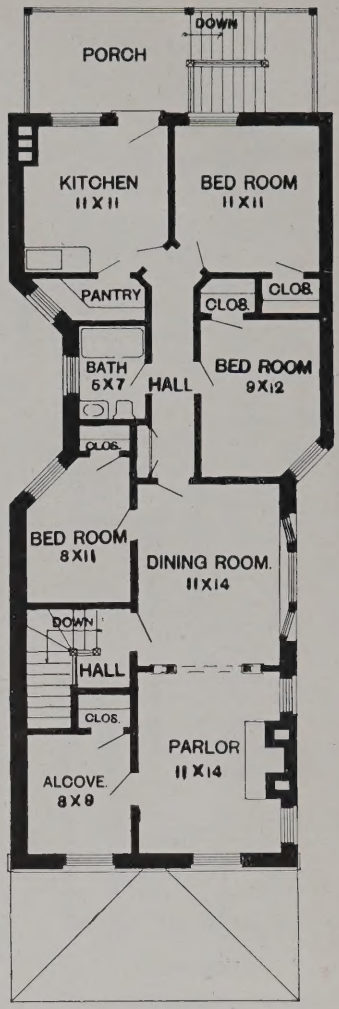
Size: Width, 25 feet; Length, 58 feet.

Blue Prints consist of cellar plan; first and second floor plans; all elevations and necessary interior details.

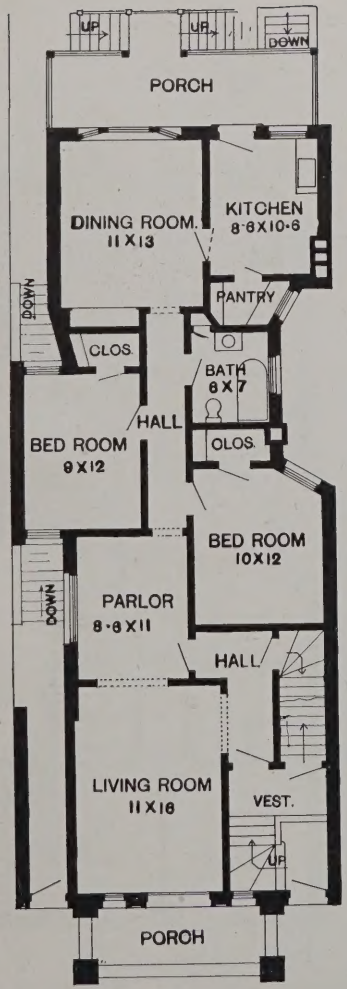
Specifications are typewritten and contain all information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

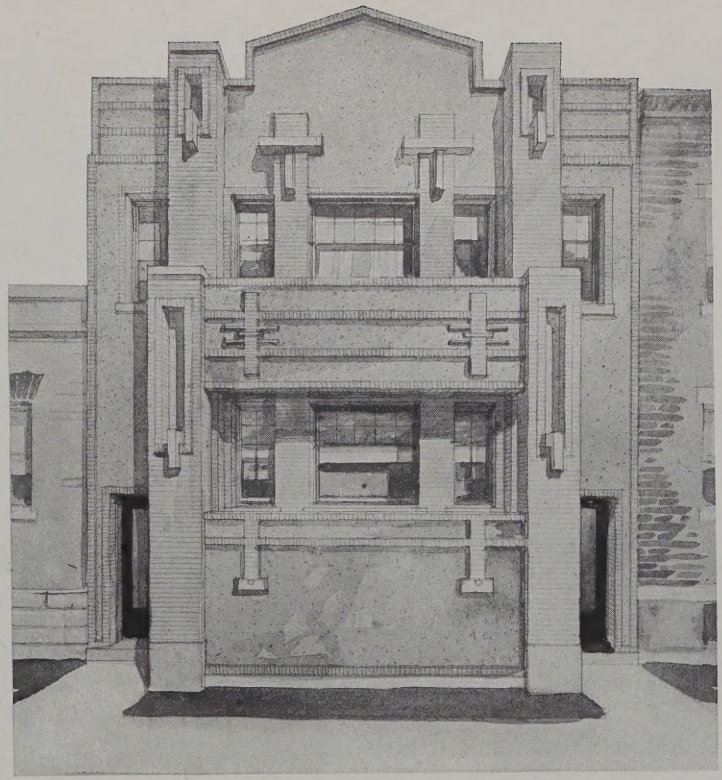
Two Flat Building can be built of Brick Cemented, or Reinforced Concrete. Six rooms and bath on first floor; six rooms, bath and alcove or den on second floor. Ample closet space. Large basement; front and back porches. Equipped with all modern improvements. Estimated cost of construction under favorable conditions $4650.00 to $5200.00.

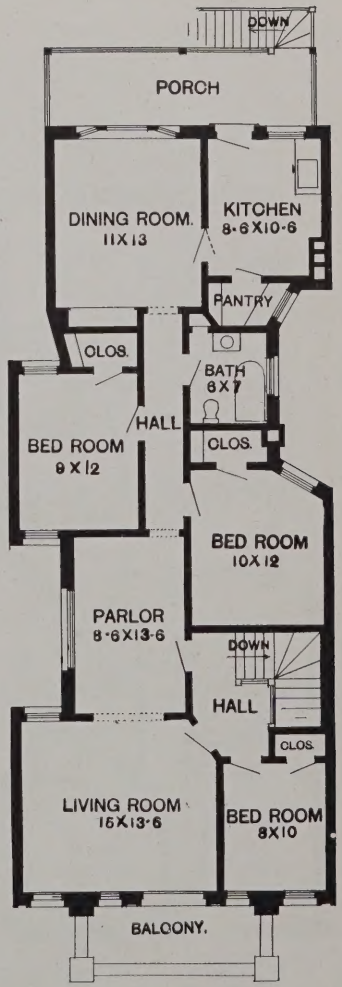


Second Floor Plan



First Floor Plan





Second Floor Plan

DESIGN NO. 4038.

Size: Width, 25 feet; Length, 60 feet.

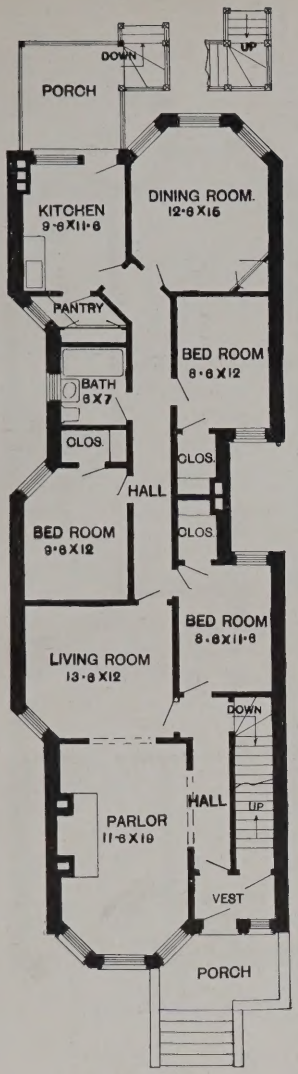
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

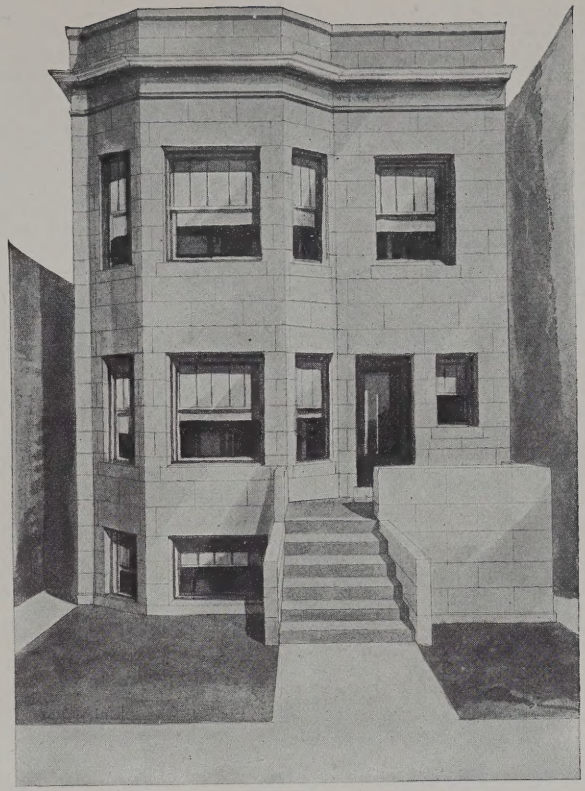
Price of Plans and Specifications.....$15.00

Art Nouveau design for a two flat building of brick construction with front of cream color cement plaster trimmed with red brick. Brick porch extends across the front giving the second floor the benefit of a large balcony. This building was designed to take up the entire width of a city lot and both the front and rear entrances are from the street, being located at either side of the porch. There are six rooms and bath on first floor and seven rooms and bath on second floor. Large back porches with separate landings for each flat.

Estimated cost of construction under favorable conditions from about $5,000.00 to about $6,000.00.



First Floor Plan



DESIGN NO. 4023.

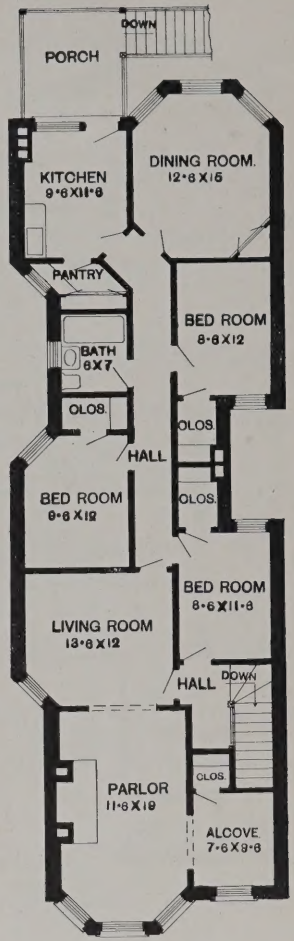
Size: Width, 25 feet; Length, 80 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

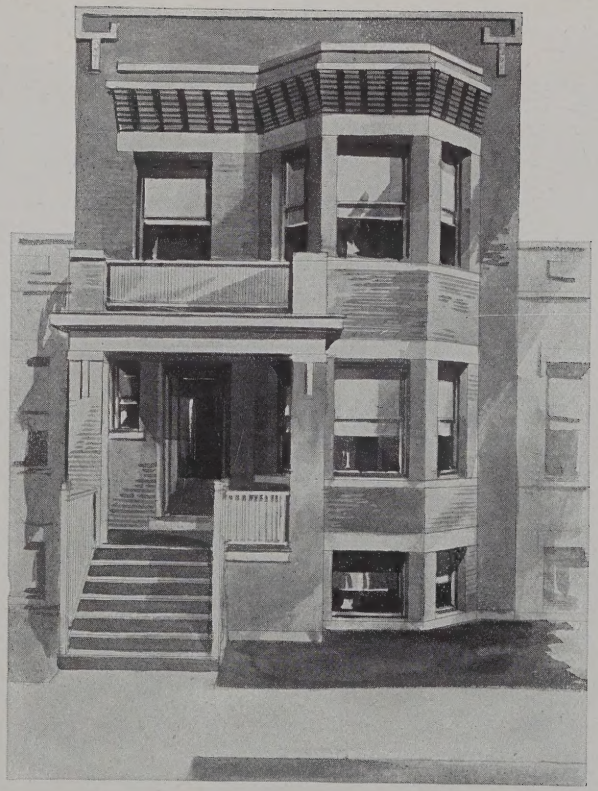
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications..... $15.00

Popular design for Two Flat Building of brick with Cut Stone Front. Large bays on both front and back of building. First floor contains seven rooms, bath, plenty of closet and hall space. Second floor has seven rooms with an alcove or den off of front parlor, bath, and plenty of closet space. Mantles in parlors. Large basement with laundry and store room space. Estimated cost of construction under favorable conditions from about $6800.00 to $7800.00.



Second Floor Plan



DESIGN NO. 4071.

Size: Width, 22 feet; Length, 58 feet.

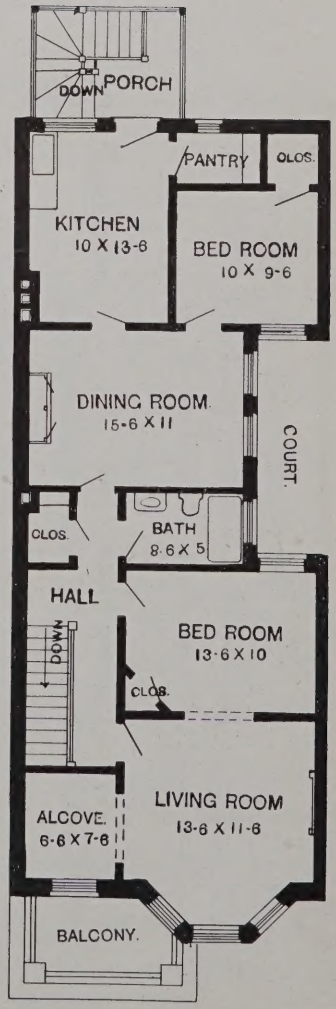
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

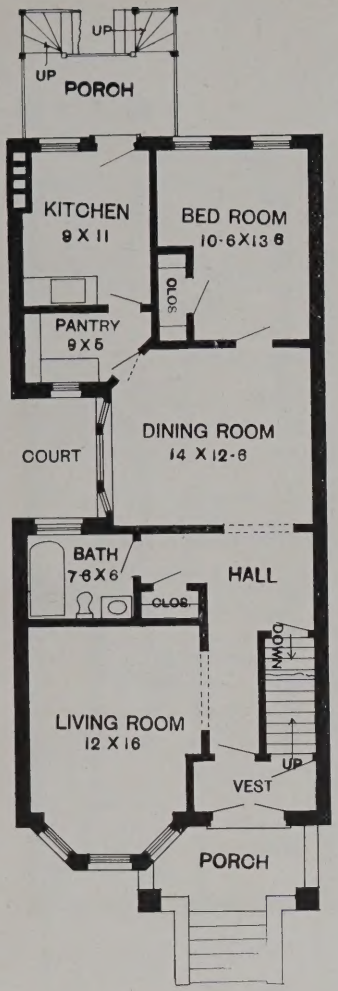
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

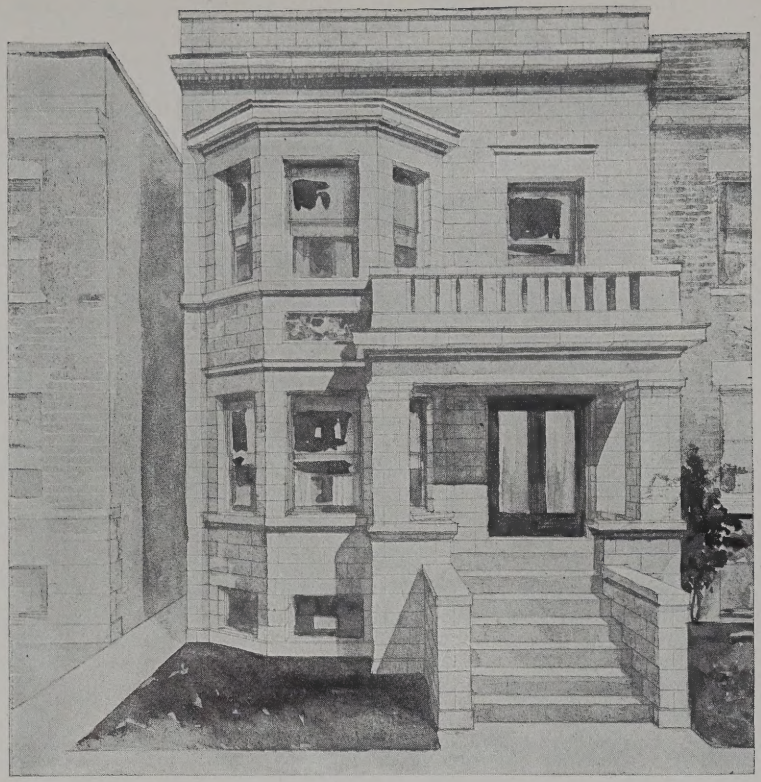
Popular design for Two Flat Building in brick with stone trimmings and brick and wooden porch. First floor contains five large rooms with bath, pantry and closets. Second floor contains the same number of rooms with the addition of an alcove off of parlor which can be utilized for a den, music or book room. This house was designed especially for a city lot, being only 22 feet in width, and a building of this character is an ornament to any neighborhood in addition to its being a profitable investment.

Estimated cost of construction under favorable conditions from about $4,400.00 to about $5,000.00.





First Floor Plan



DESIGN NO. 4043.

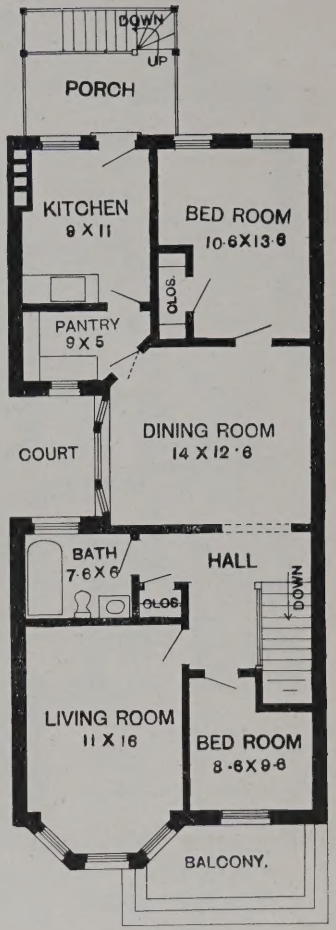
Size: Width, 22 feet; Length, 51 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

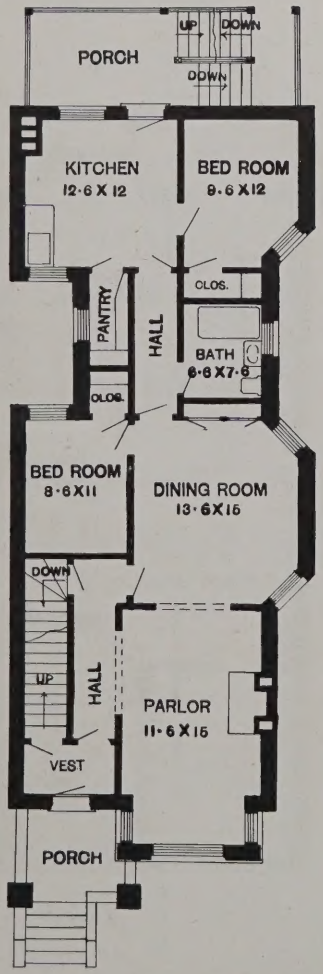
Specifications are typewritten and contain all information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

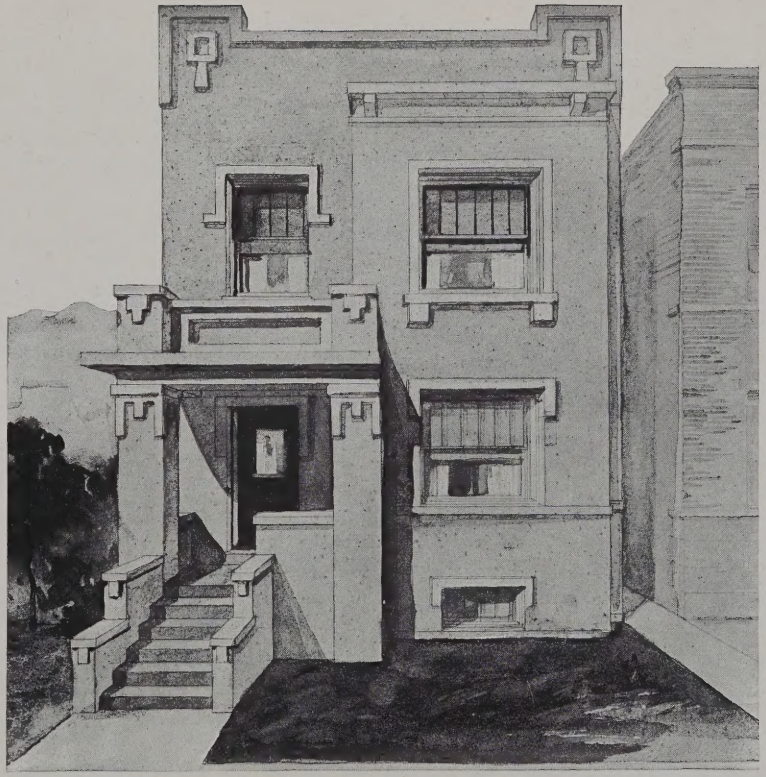
Attractive and popular design for Two Family Building of Cement Block construction adapted to city, town or suburb. Four rooms and bath on first floor; five rooms and bath on second floor with bay windows in living and dining rooms. Estimated cost of construction under favorable conditions from about $4000.00 to about $4600.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4037.

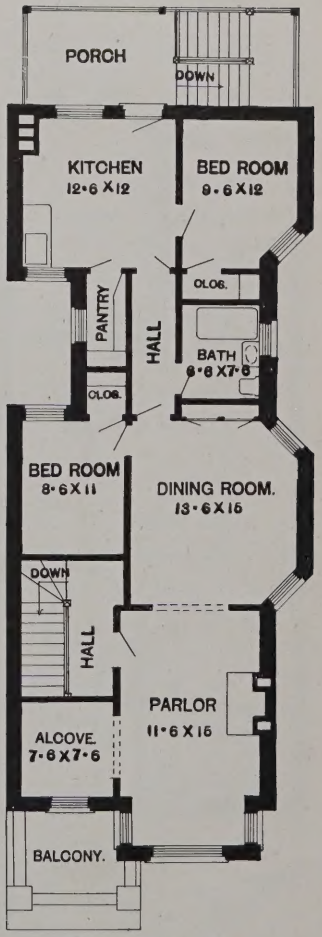
Size: Width, 25 feet; Length, 61 feet 6 inches.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

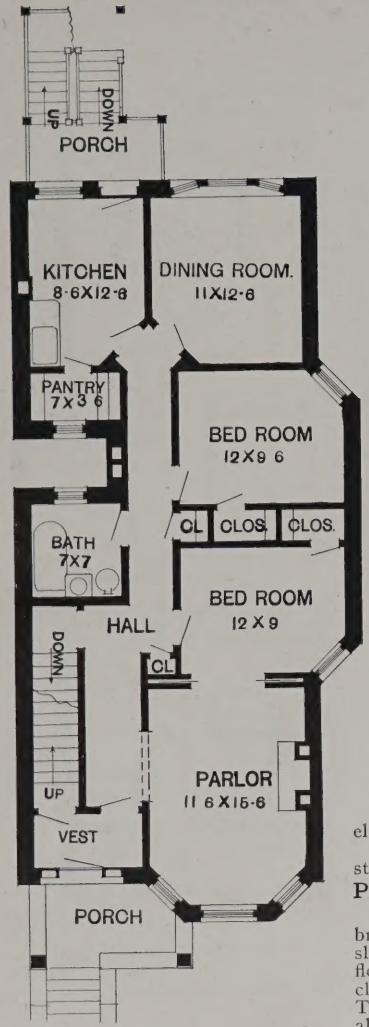
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

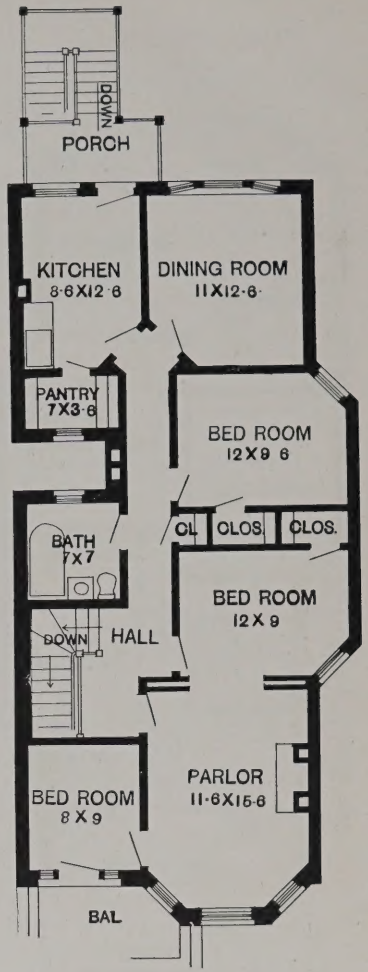
Price of Plans and Specifications.....$15.00

Two Flat Building of brick construction with front of Cement Plaster or Reinforced Concrete in Art Noveau style of architecture, so popular at the present time. Each apartment contains five rooms besides bath, pantry and closets. All rooms being well lighted. This was designed especially for a city lot but can be built in any locality. Estimated cost of construction under favorable conditions from about $4300.00 to about $4900.00.



Second Floor Plan





DESIGN NO. 4004.

Size: Width, 25 feet; Length, 53 feet.

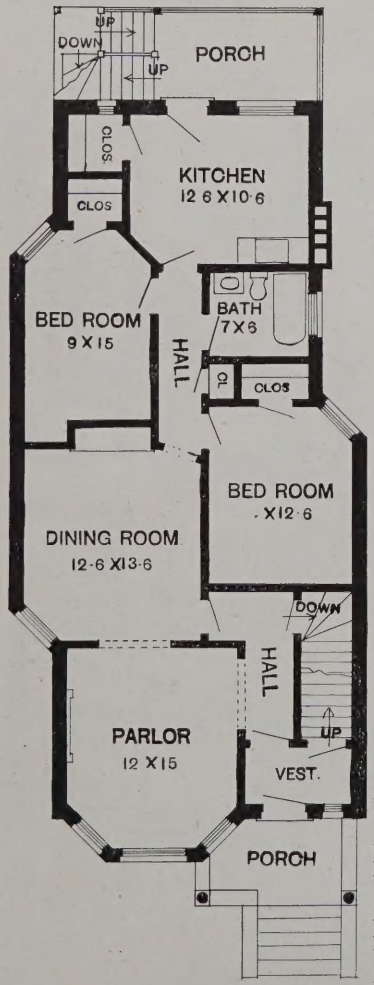
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information for the proper construction of the building.

Price of Plans and Specifications $15.00

Very artistic and rich looking design for Two Flat Building to be constructed of brick with cut stone front. First floor contains parlor or living room, two good sized sleeping rooms, dining room, kitchen, bath, pantry and four closets. The second floor has parlor, three sleeping rooms, dining room, kitchen, bath, pantry and three closets. Basement is full height and contains plenty of store and laundry room. This building was designed for a city lot, but can be built in any community and will always prove a good investment.

Estimated cost of construction under favorable conditions from about $4,400.00 to about $5,000.00.



First Floor Plan

DESIGN NO. 4025.

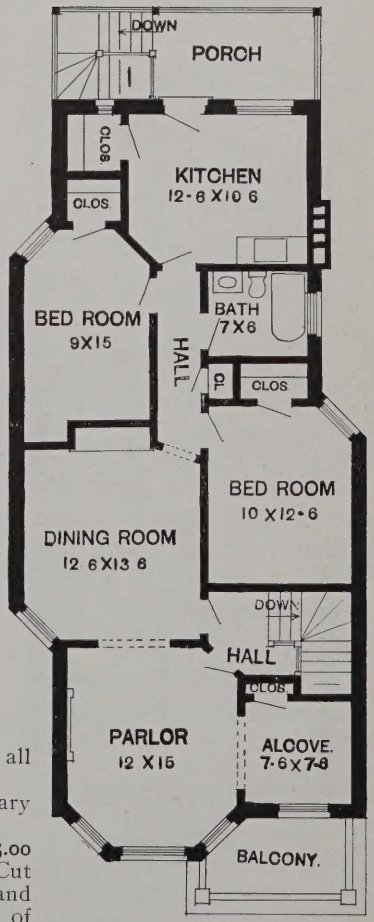
Size: Width, 25 feet; Length, 53 feet 6 inches.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

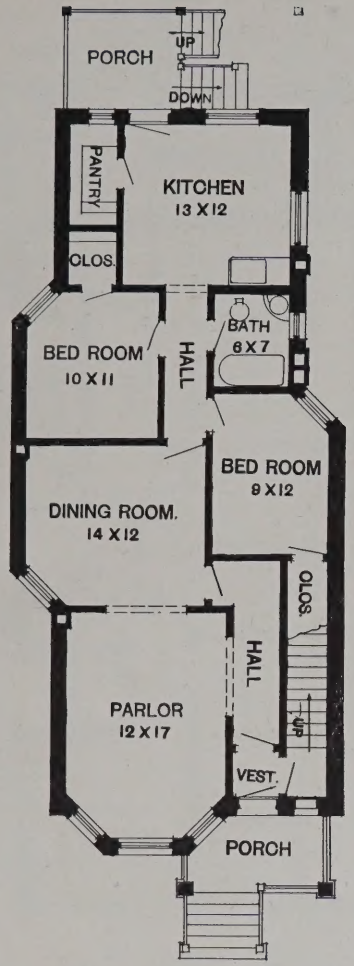
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

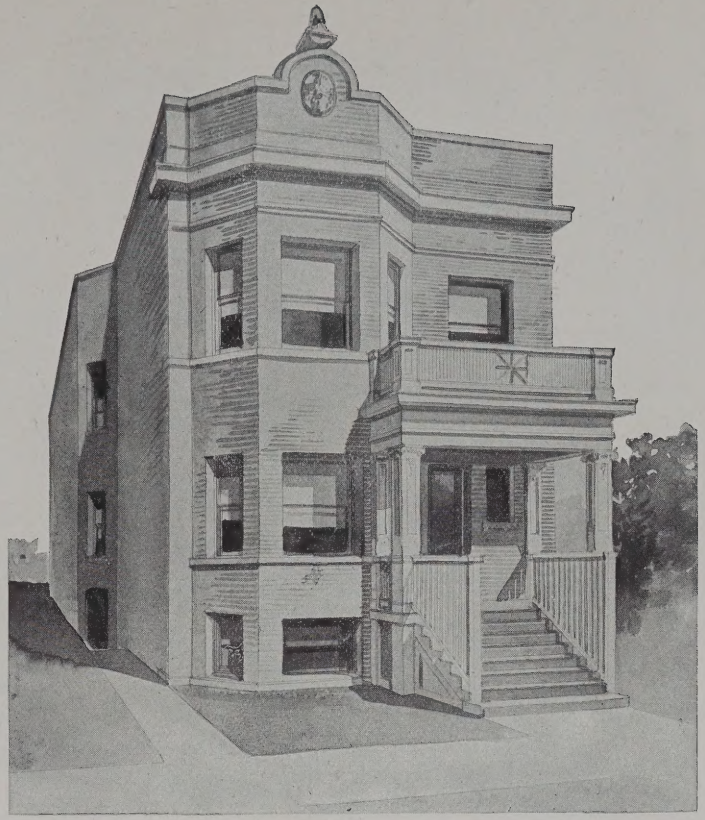
Two Family Flat Building of brick construction, with handsome Cut Stone Front. Stone Porch. First Floor contains five large rooms, bath and plenty of hall and closet space. Second floor contains the same number of rooms with the addition of an alcove which can be used for a den or music room. Large porches on back. Nice porch on front with balcony for second story. This style of house is well adapted to any community and one that is always marketable. Estimated cost of construction from about $4400.00 to about $5100.00.



Second Floor Plan



First Floor Plan



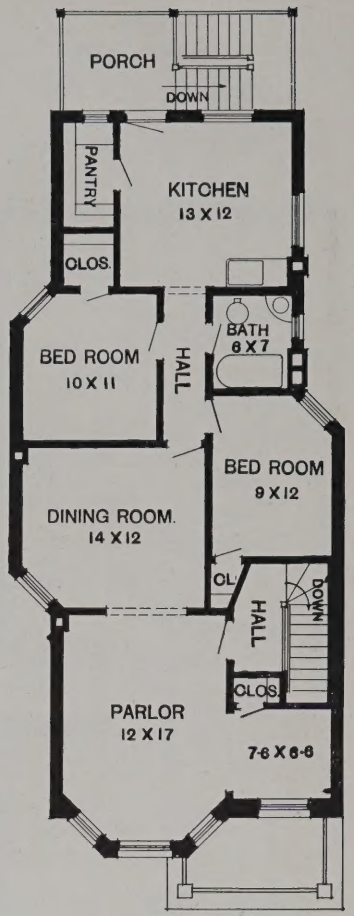
DESIGN NO. 4005.

Size: Width, 25 feet; Length, 55 feet 6 inches.

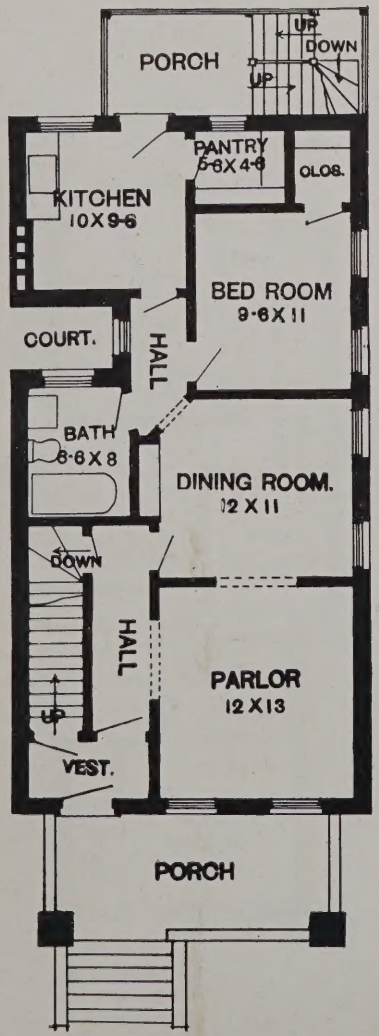
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

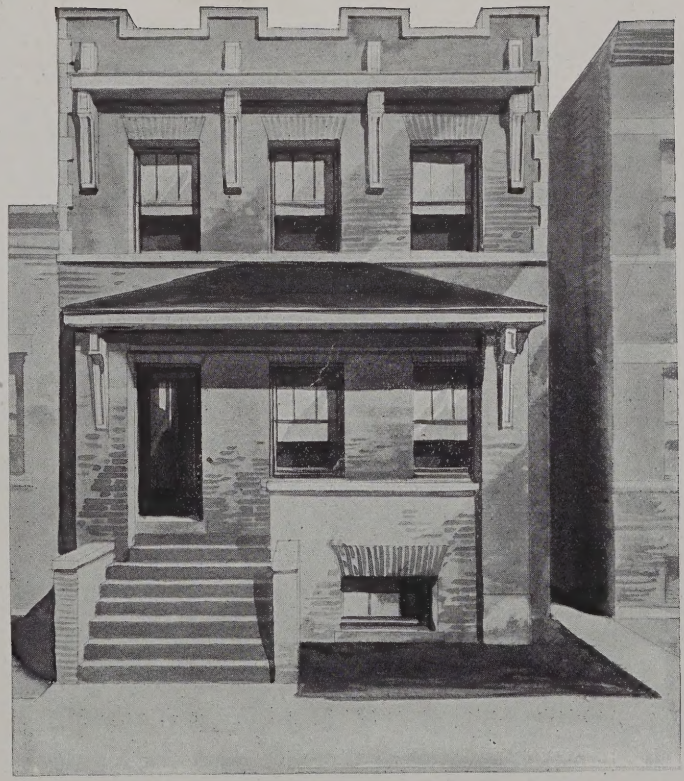
Modern design for two-flat building of brick construction with stone trimmings. Wood porch and steps. Each apartment contains five rooms, bath, pantry, closets, halls, etc. Estimated cost of construction, under favorable conditions, from about $4200.00 to about $4700.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4021.

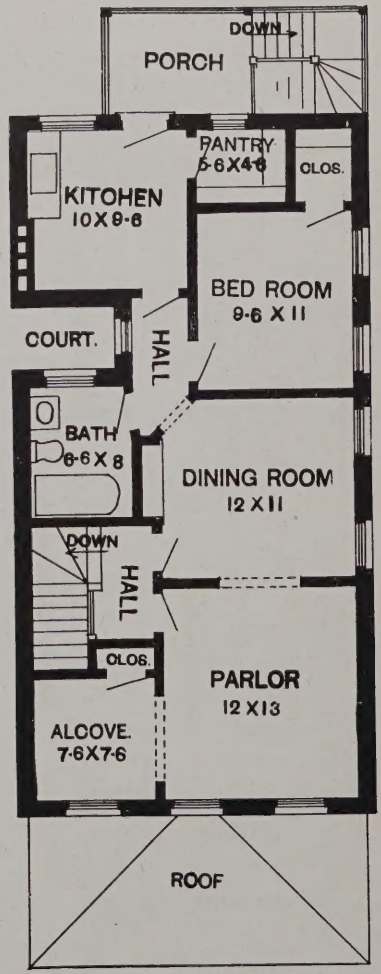
Size: Width, 22 feet; Length, 43 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

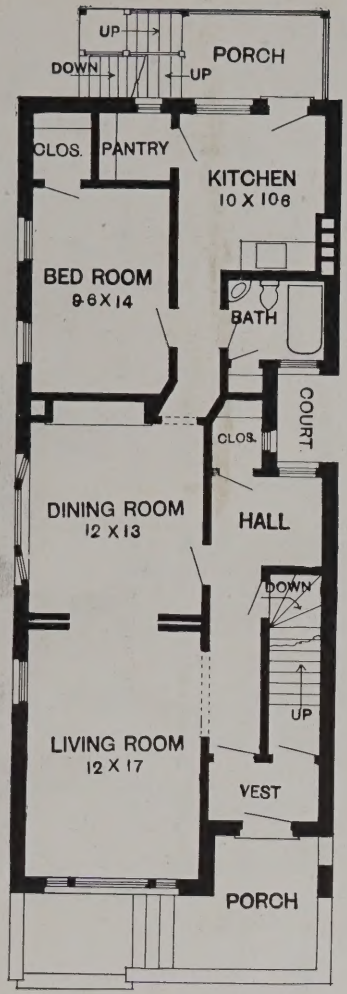
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

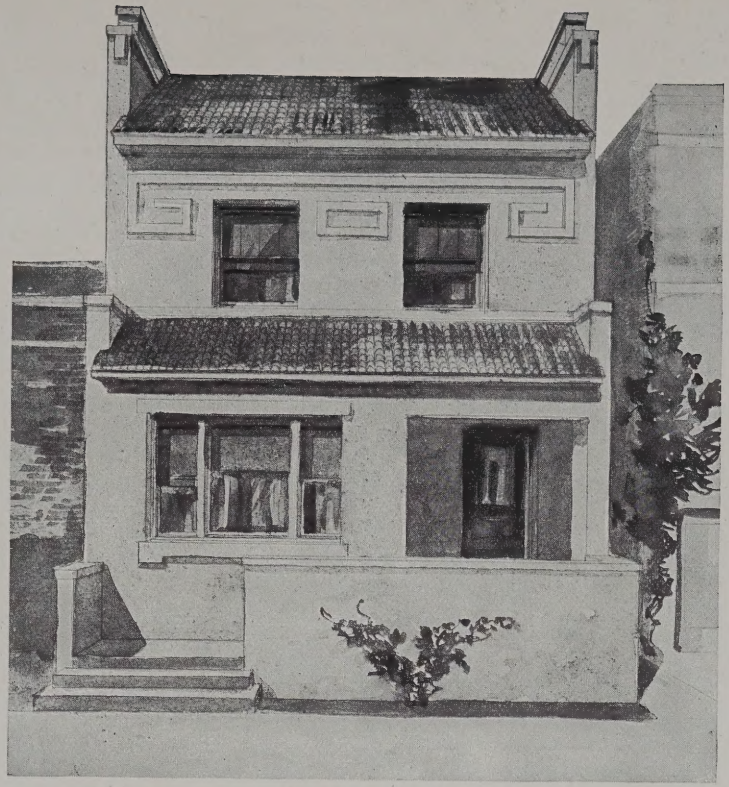
Colonial Design for two flat building of brick with stone trimmings. Large front porch for use of both families. This building was designed especially for the City, the width being 22 feet and it meets with all the City Building requirements. The first floor consists of parlor, dining room, kitchen, bedroom, bath, pantry, closets, etc. The second floor is practically the same but has the addition of an alcove opening from the parlor. The estimated cost of construction for a building of this kind, under favorable conditions, is from about $4000.00 to about $4500.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4033

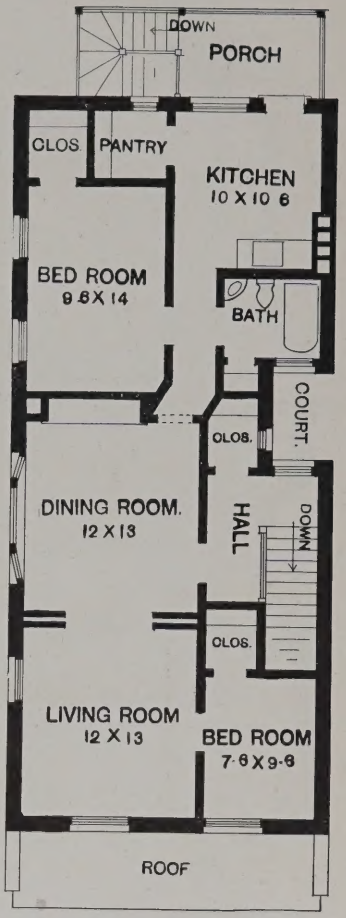
Size: Width, 22 feet; Length, 54 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

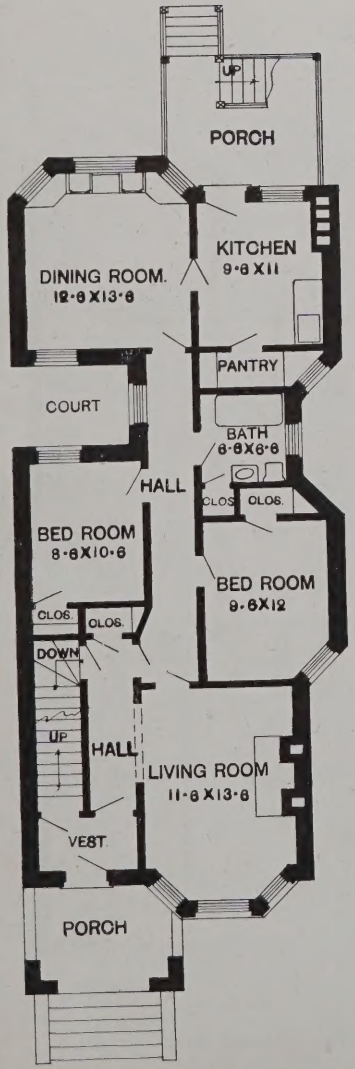
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications $15.00

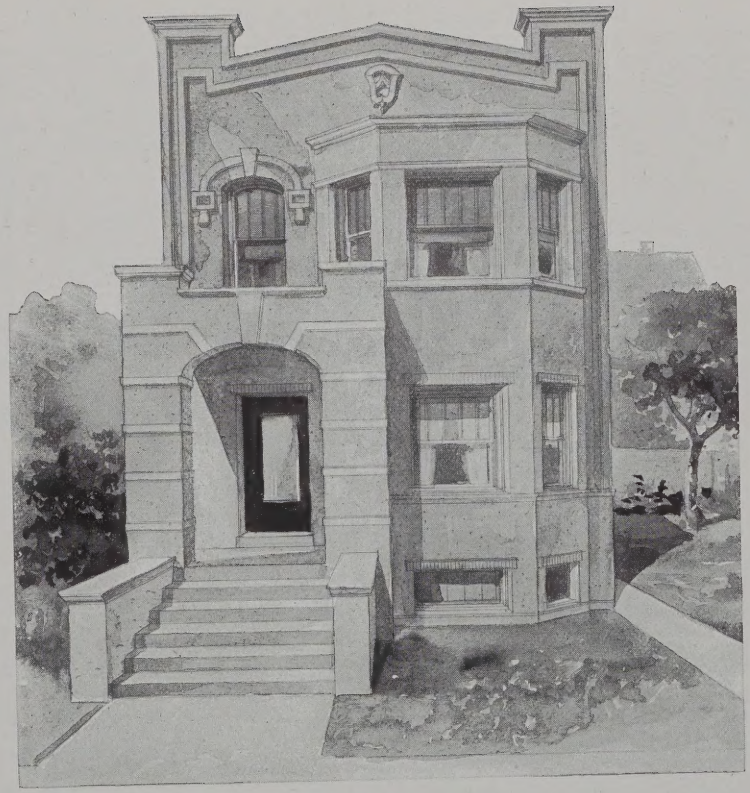
Two Flat Building in Spanish style containing one four and one five room apartment. Can be built of brick or reinforced concrete. Has tile roof on front of building and over porch giving it the appearance of a residence. Large porches on front and back. Estimated cost of construction under favorable conditions from about $4100.00 to about $4700.00.



Second Floor Plan



First Floor Plan



DESIGN NO. 4039.

Size: Width, 25 feet; Length, 58 feet.

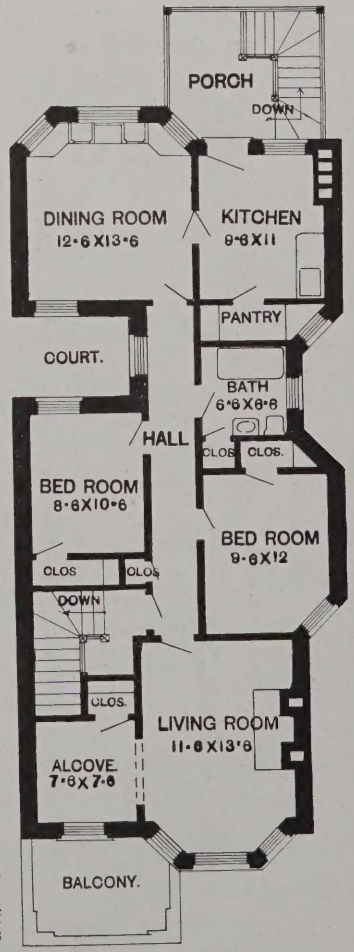
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

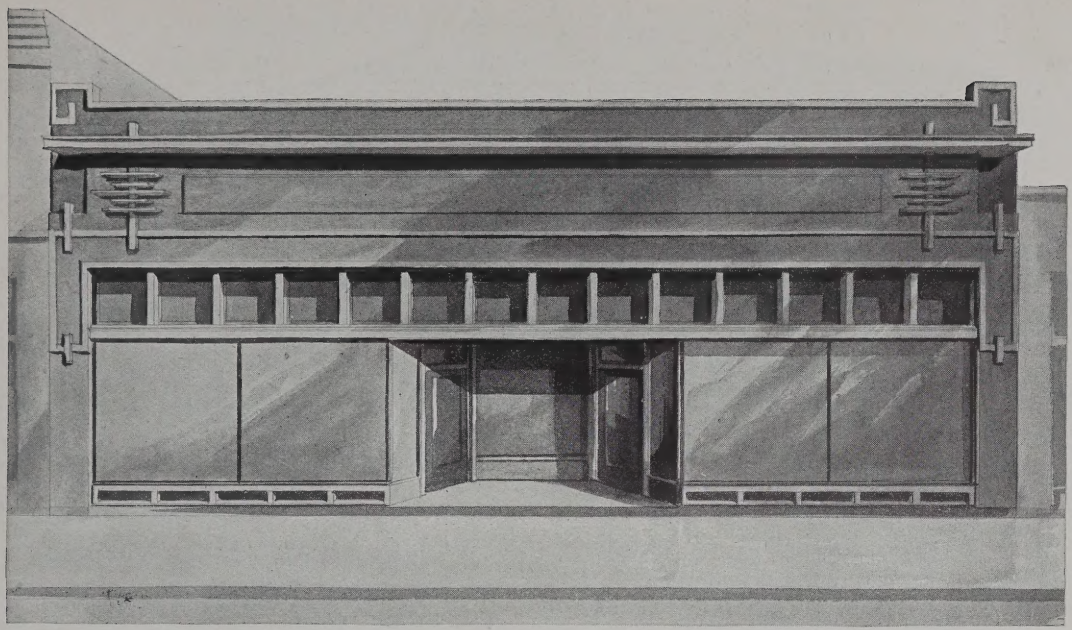
Price of Plans and Specifications.....$15.00

Two Flat Building of five rooms each, the second floor having an alcove or den occupying the space devoted to the hall on the lower floor. Can be constructed of brick or reinforced concrete. One particularly pleasing feature about this house is that the rooms all open onto a hall and the location of the bath room makes it convenient and handy. Large bay windows on both living and dining rooms, with window seats under those in the dining rooms. Impressive front entrance with mahogany door which can be glazed with bevel plate or art glass.

Estimated cost of construction under favorable conditions from about $4,600.00 to $5,200.00.



Second Floor Plan



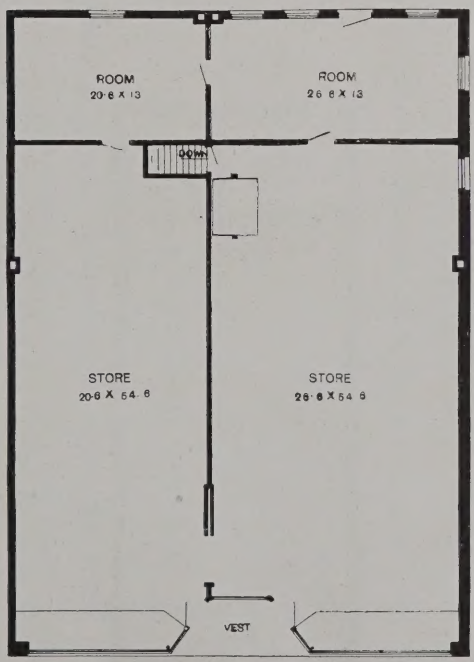
DESIGN NO. 4065
Size: Width, 50 feet; Length, 70 feet.

Blue Prints consist of basement plan; floor plan; all elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

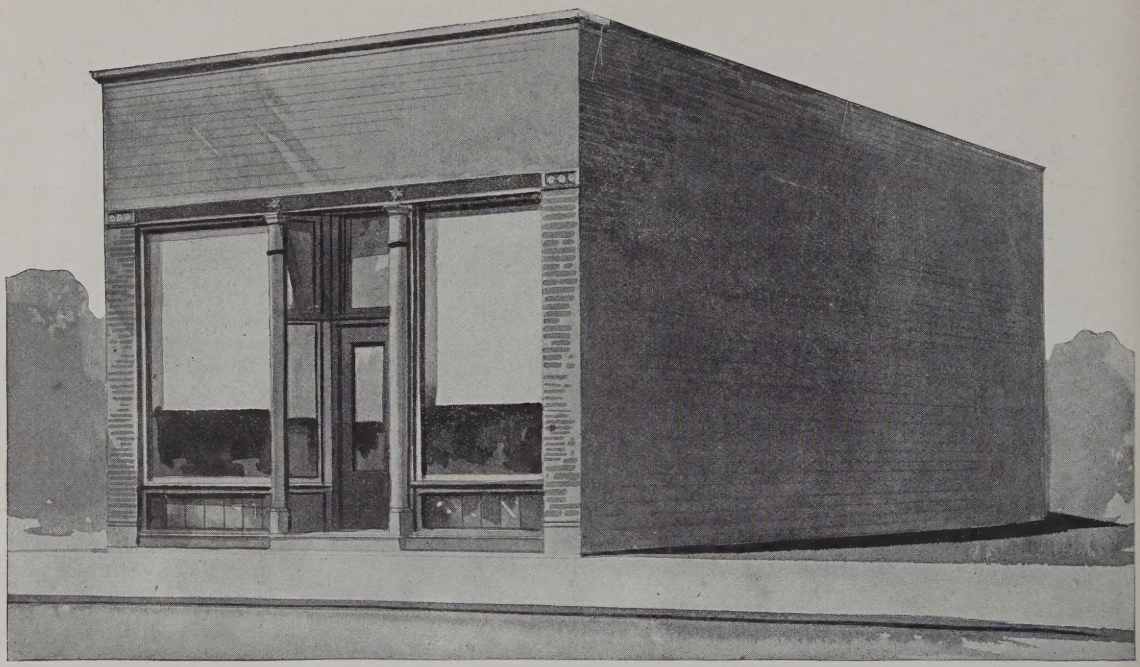
Price of Plans and Specifications $8.00

Estimated cost of construction under favorable conditions $4000.00 to $5200.00.



Floor Plan

One story Brick Store Building with stone trimmings divided into two stores, one 20 feet wide by 54 feet 8 inches long with store room 20 by 13 feet in rear, and one store 26 feet 6 inches wide by 54 feet 8 inches long with store room 26 feet 6 inches by 13 feet with entrance to basement. This style of building is suitable for any locality and could be utilized for most any business purpose or rented separately.



DESIGN NO. 4050.

Size: Width, 22 feet; Length, 50 feet.

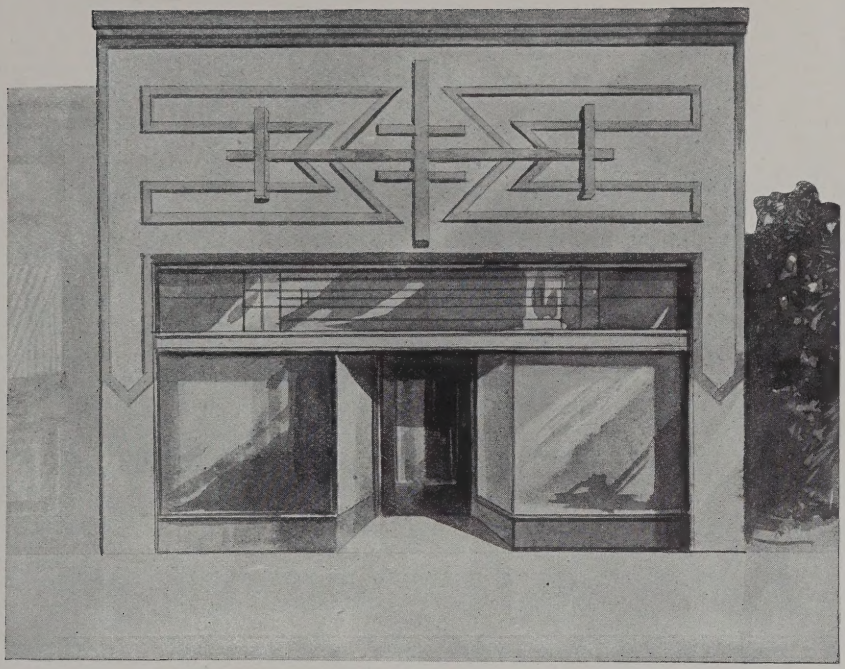
Blue Prints consist of basement plan; floor plan; all necessary elevations and interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications $8.00

Floor Plan

One Story Store Building constructed of brick. Large show windows on either side of door. The space available for store purposes is 20 feet in width by 36 feet in length. In the rear of store there is a room 11 feet by 8 feet 8 inches, hall to the rear entrance, closet, lavatory and stairs to the basement. This style of building is popular in small towns and villages and is very economical to build, the estimated cost of construction, under favorable conditions, being from about $2000.00 to about $2400.00.



DESIGN NO. 4073

Size: Width, 25 feet; Length, 50 feet.

Artistic design for a one-story store building in brick with stone trimmings and plaster panels. Large show windows and double doors with transom effect extending across the entire front. Entire floor space devoted to store, but if desired, partitions can be set up and one or more rooms divided off. Although this design is for a one-story building it does not look squatty on account of the high effect obtained by the plaster panels on front. This style of building can be built for from about $2100.00 to about $2600.00 under favorable conditions.

Floor Plan

Blue Prints consist of foundation plan; floor plan; all elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications $8.00

First Floor Plan

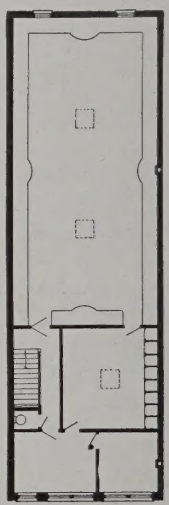
DESIGN NO. 4798.

Size: Width, 25 feet; Length, 80 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$10.00



Second Floor Plan

Artistic design for a combination store and Lodge Hall. Constructed of brick with handsome cut stone front. The first floor is devoted exclusively to store purposes. The ceilings are high and the width of the store sufficient for the placing of a long center show case between the counters. There is a good basement cellar and the build ng is protected by fire walls. The second floor is divided into a large hall or lodge room and an ante-room with lockers. This is a style of building most desired in country towns. Estimated cost of construction, under favorable conditions, from about $6500.00 to about $7500.00.

First Floor Plan

DESIGN NO. 4089.

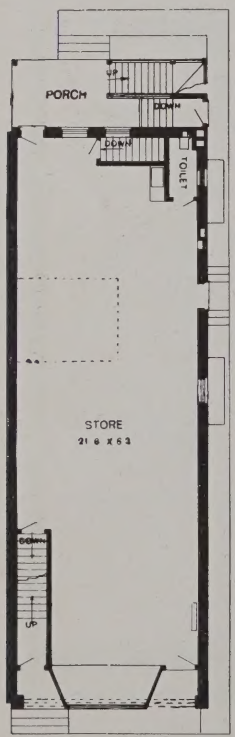
Size: Width, 25 feet; Length, 60 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$10.00

Popular style for two-story building of brick with stone trimmings designed for a lodge hall with store underneath, the entire first floor being devoted to that purpose. The lodge room proper on the upper floor is 22 feet 6 inches by 42 feet with ante-room 16 feet 6 inches by 14 feet 6 inches, closet and hall with stairway leading to street. Estimated cost of construction under favorable conditions, from about $5000.00 to about $5500.00.

Second Floor Plan



DESIGN NO. 4036.

Size: Width, 26 feet 6 inches; Length, 70 feet.

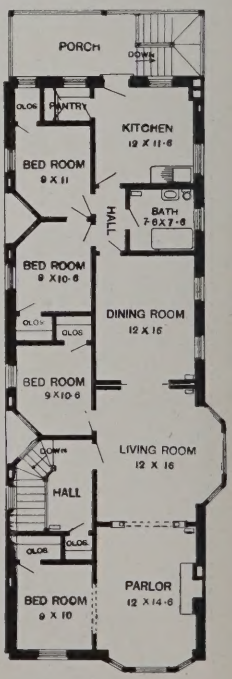
Blue Prints consist of basement plan; first and second floor plans; all elevations and necessary interior details.

Specifications are typewritten and contain all information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

Brick Store Building with first floor devoted entirely to store purposes suitable for most any kind of business. Second floor is divided into four good sized living rooms and four chambers including bath, pantry, hall and plenty of closet space. Large bay on front and side of building and large back porches. Design suitable for any community.

Estimated cost of construction under favorable conditions $5200.00 to $6000.00.



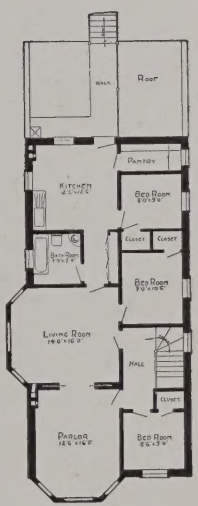
DESIGN NO. 4136.

Size: Width, 24 feet; Length, 64 feet.

First Floor Plan

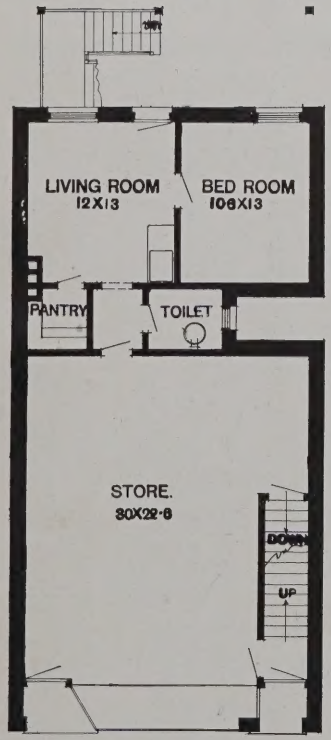
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00



Second Floor Plan

Practical design for store with living rooms above. Building to be constructed of brick with stone trimmings. The entire lower floor is devoted exclusively to store purposes. The large display window is a feature not to be lost sight of, and the store room at the back is valuable for surplus stock, besides giving a convenient entrance to the cellar. The second floor consists of parlor, living or dining room, kitchen, three bed rooms, bath, pantry, closets, etc. Estimated cost of construction for a building of this kind is from about $4600.00 to about $5300.00.



First Floor Plan

DESIGN NO. 4003

Size: Width, 25 feet; Length, 50 feet.

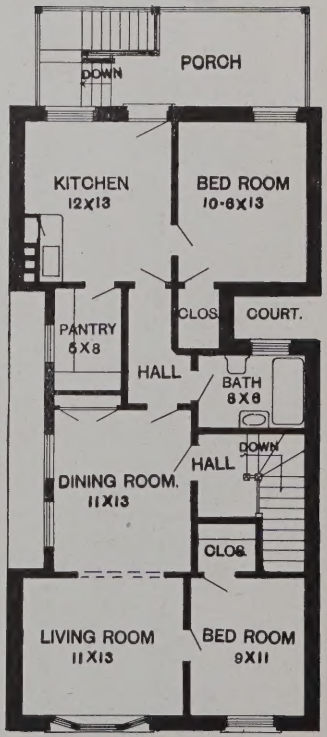
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

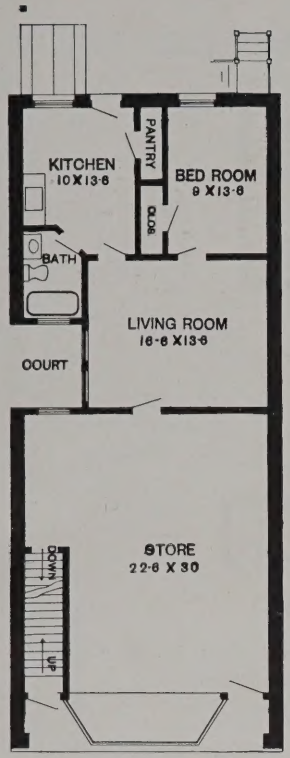
Price of Plans and Specifications..... $15.00

Very neat and practical design for Store and Flat Building of brick with stone trimmings. First floor is divided into a store 30 feet by 22 feet 6 inches with living room, bedroom, pantry and lavatory in rear, while the second floor contains living room, dining room, kitchen, two chambers, bath, pantry, halls and closets. This style of building is designed especially for a city lot, but is also well suited to small towns, suburbs or villages and is the kind of a building that will never be a drug on the market should it be necessary to dispose of it.

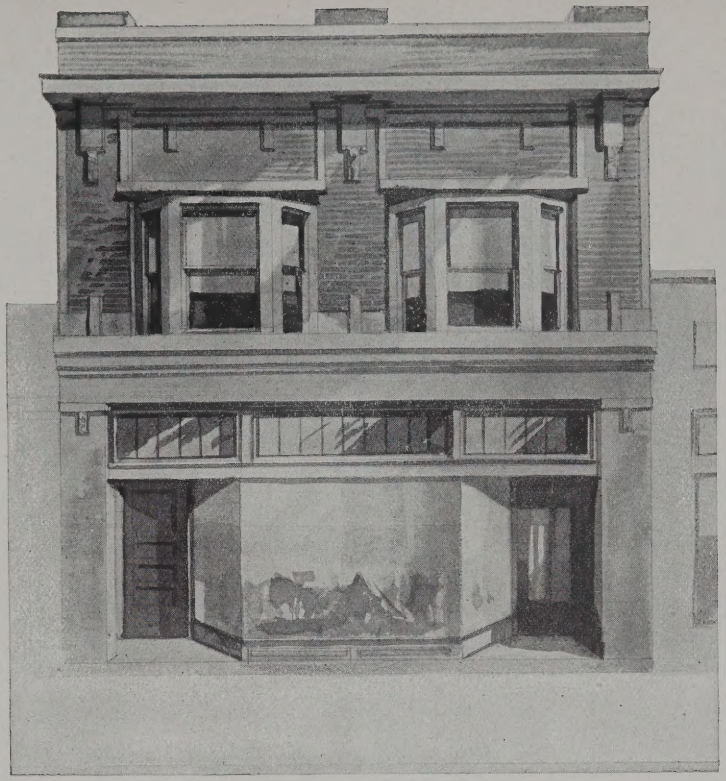
Estimated cost of construction under favorable conditions from about $4,300.00 to about $5,000.00.



Second Floor Plan



First Floor Plan



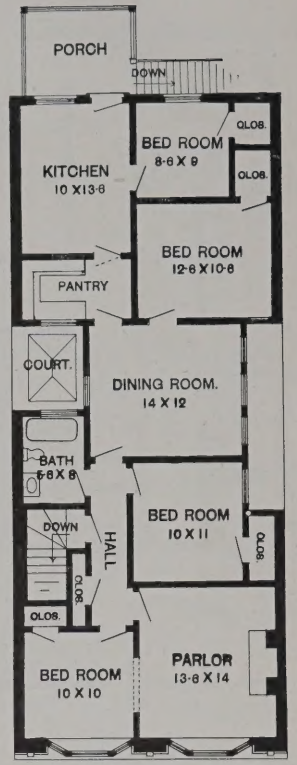
DESIGN NO. 4011.

Size: Width, 25 feet; Length, 60 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and all necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

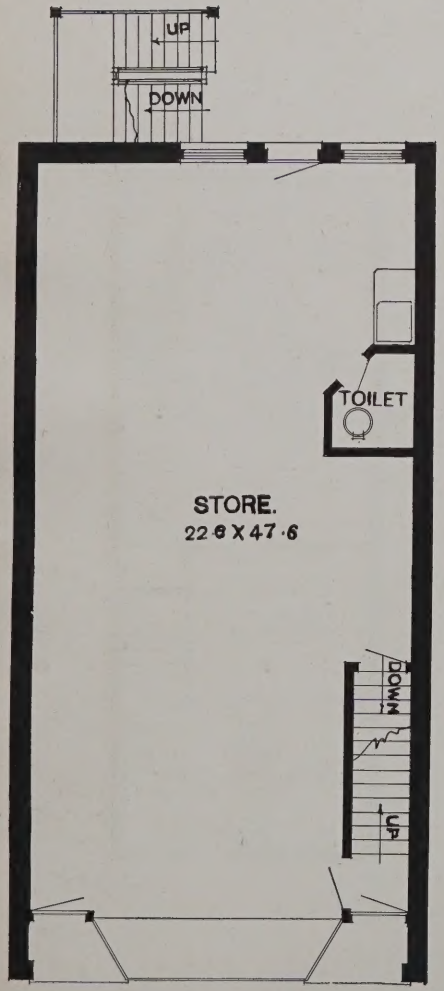
Price of Plans and Specifications..... $15.00

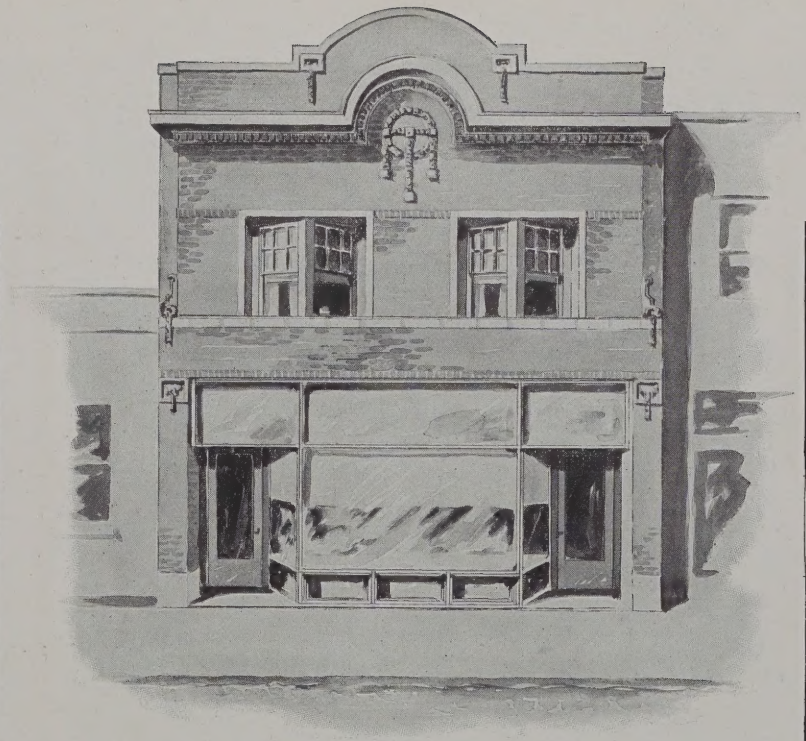


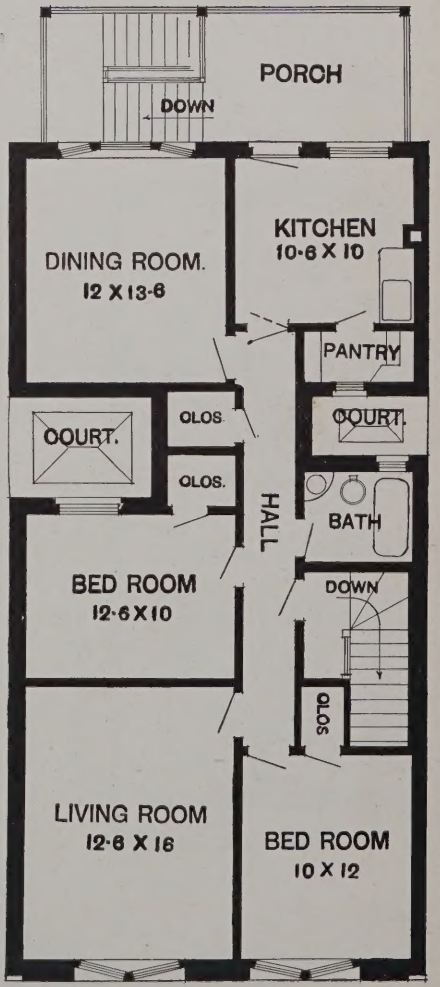
Second Floor Plan

Attractive design for two story combination Store and Flat Building constructed of brick, front ornamented with stone trimmings. Store has one large plate glass show window in the center with separate entrances to the store and to the second floor. Large bays in front on second floor. Half of the lower floor is devoted to store room purposes, the remaining half being converted into one large living room, bed room, kitchen, bath, closet, and pantry. Entrance to the basement is from the store and directly under stairs to second floor. Second floor consists of parlor, dining room, kitchen, four chambers, bath, pantry and five closets.

Estimated cost of construction under favorable conditions from about $4,600.00 to about $5,300.00.







DESIGN NO. 4009.

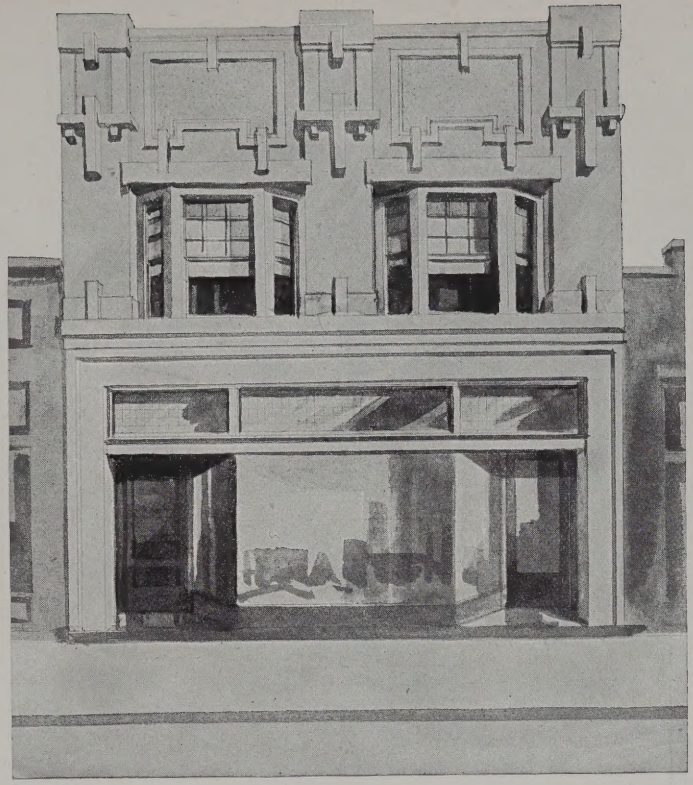
Size: Width, 25 feet; Length, 50 feet.

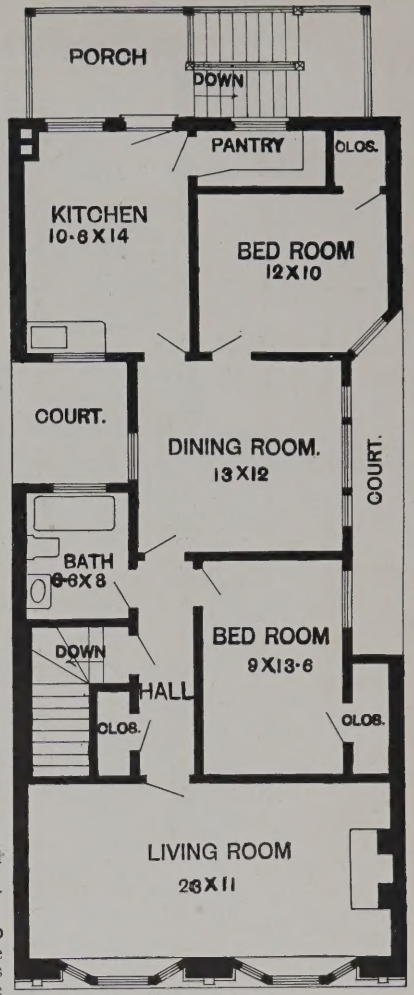
Blue Prints consist of basement plan; first and second floor plan; all necessary elevations and interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

Original and attractive design for Store and Flat Building to be constructed of brick with stone trimmings. The entire lower floor is devoted to store room purposes with one large show window in center. Entrance to the store is located at one side and to second floor on opposite side. There is also an entrance from the store to the hall going upstairs. Basement is full height and has entrance from the store. The second floor consists of living room, dining room, kitchen, two bedrooms, bath, pantry, closets, etc. Large back porch. Estimated cost of construction, under favorable conditions, from about $4100.00 to about $4500.00.

First Floor Plan





Second Floor Plan

DESIGN NO. 4012.

Size: Width, 25 feet; Length, 55 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

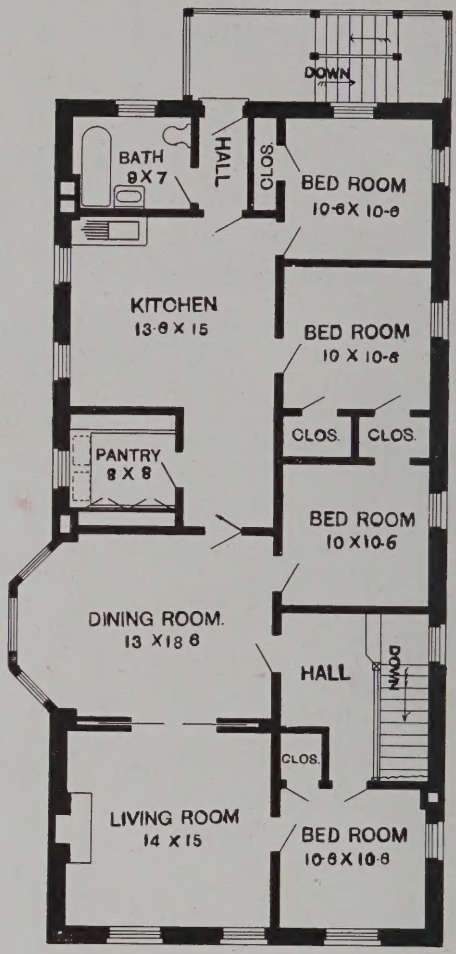
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications..... $15.00

Ornamental design for Store and Flat Building of brick with stone trimmings and plaster panels. Single large show window of plate glass with transom extending clear across the entire front. Entrance to store being on one side and to second floor on the opposite side. Double bay windows in front on second floor. The lower floor is devoted entirely to store space, being 22 feet 6 inches in width by 52 feet in length, with entrance to basement under stairs leading to second floor. Three windows and a door in the rear, also provision for skylight on court. Second floor is divided into one large living room extending across the entire front, dining room, kitchen, two chambers, bath pantry and closets. Fairly large porch in rear.

Estimated cost of construction under favorable conditions, from about $4,550.00 to about $5,200.00.

First Floor Plan Store



Second Floor Plan

See opposite page for Perspective View of this Building.

DESIGN NO. 4048.

Size: Width, 28 feet; Length, 60 feet.

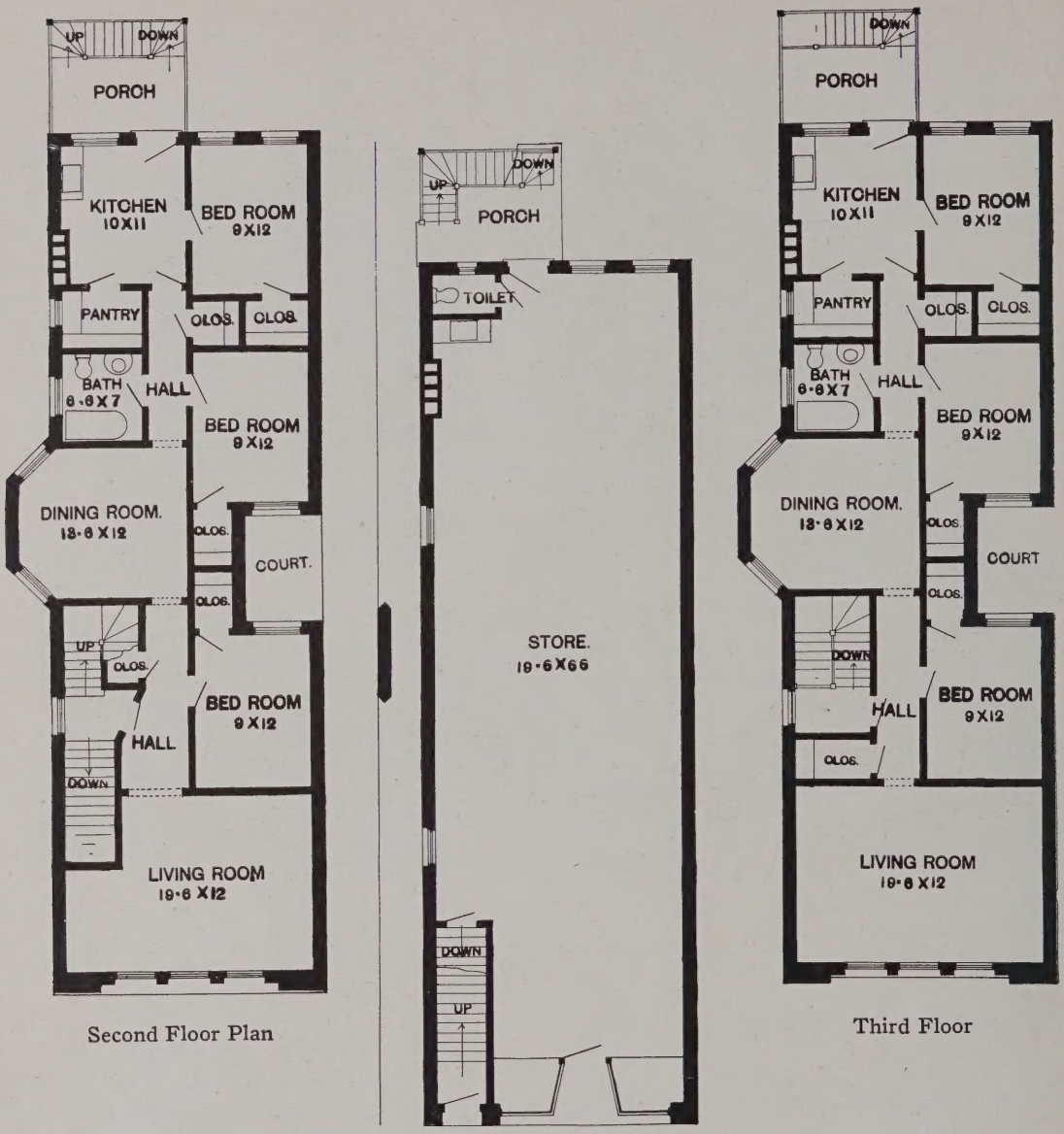
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications $15.00

DESIGN NO. 4048.

See opposite page for Floor Plans of this building.

Brick Store Building designed especially for a corner and of a style that is suitable for any community. The first floor is devoted entirely to store, the interior dimensions being 25 feet by 52 feet with front and rear entrance to the basement. The main entrance is on the corner and there is also a side entrance to the street and a rear entrance. This building is particularly suitable for a drug, grocery or dry goods store, being located on a corner with large front and a fair sized side show window. If desired, the rear portion could be divided into living rooms as there is light on all sides. The upper floor is divided into rooms, there being a large living room, dining room with large bay, kitchen, four sleeping rooms, bath, pantry, four closets and two halls. Estimated cost of construction, under favorable conditions, from about $4250.00 to about $5000.00.



First Floor—Store

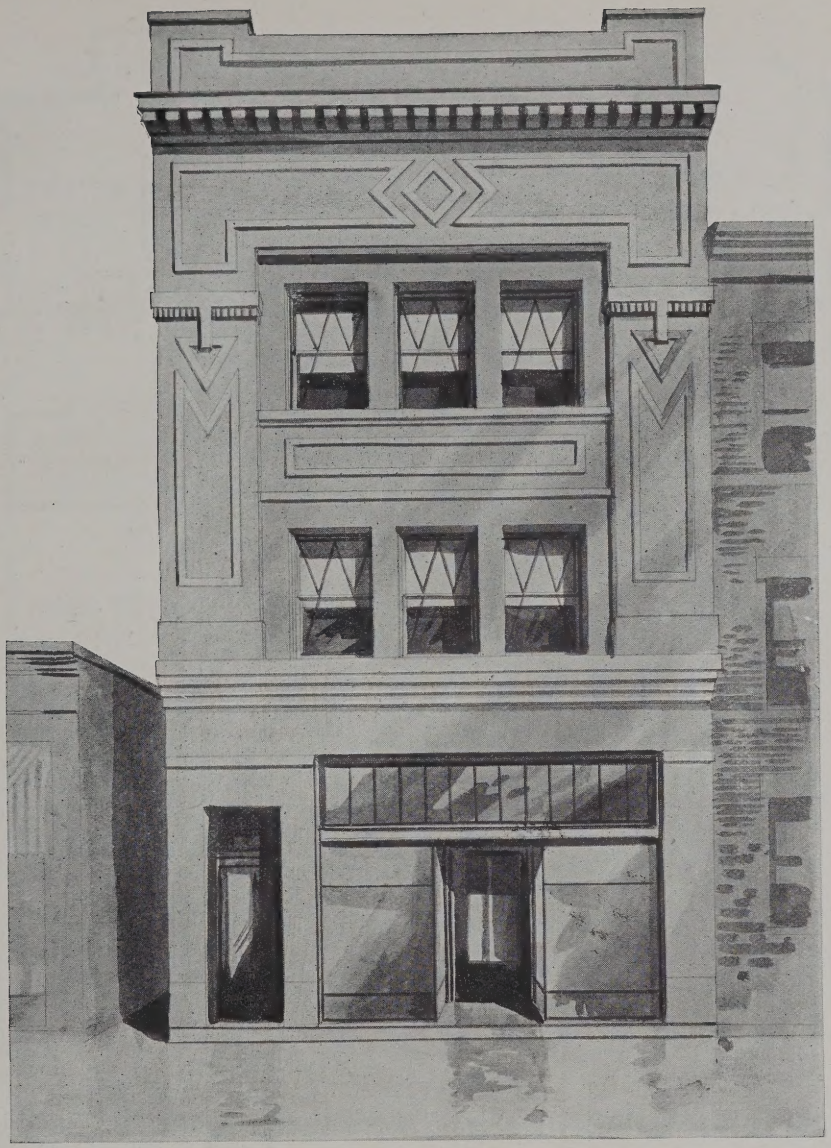
DESIGN NO. 4022.

See Opposite Page for Perspective View of this Building.

Size: Width, 25 feet; Length, 68 feet.

Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications..... $18.00

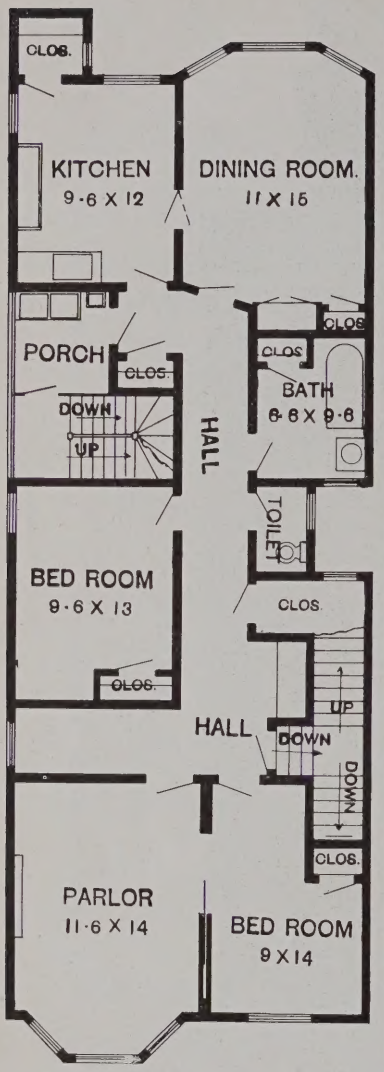


DESIGN NO. 4022.

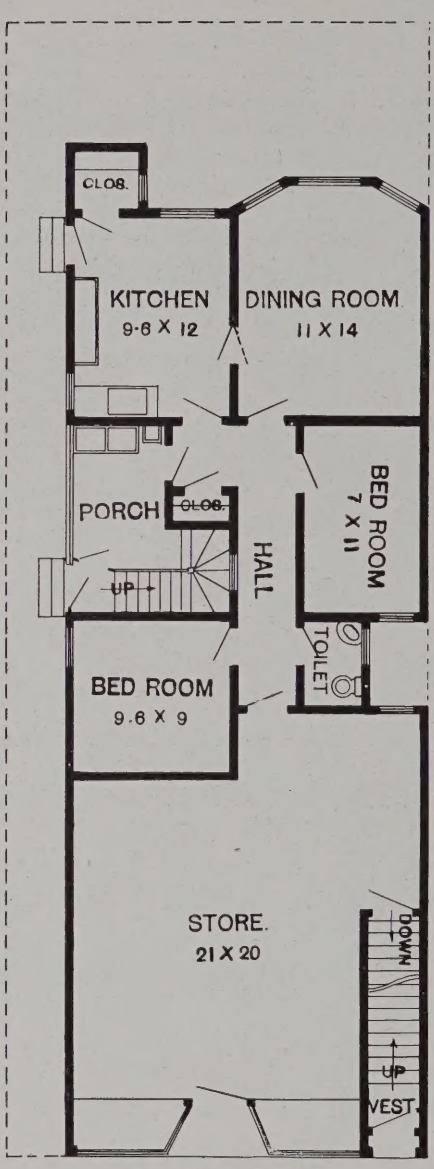
See Opposite Page for Floor Plans of This Building.

Practical and artistic design for combination store and flat building to be constructed of brick with stone trimmings and plaster panels. The first floor is devoted entirely to store purposes, the one room being 19 feet 6 inches by 66 feet with entrance to basement under stairs to upper floors.

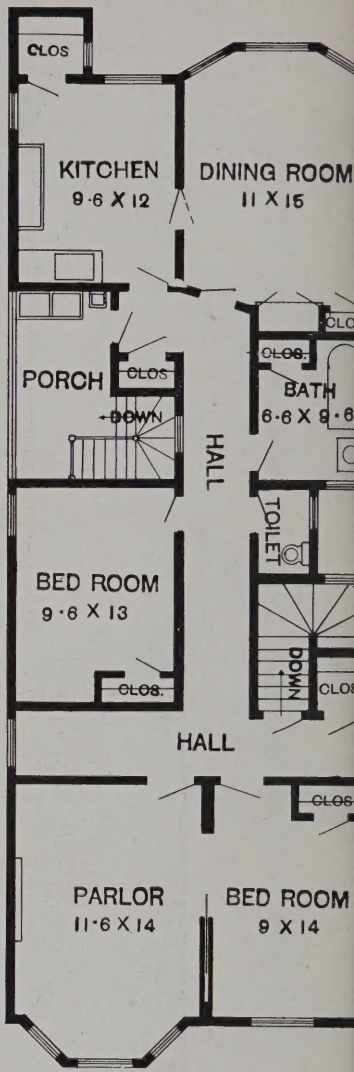
The second and third floors are divided into six rooms each, living room extending across the front, dining room, kitchen and three sleeping rooms besides bath, pantry, halls and plenty of closet space. This is a very economical design for a building of this kind and while it was intended for a city lot, being only 25 feet in width, it can be built in almost any locality and will always look well and harmonize with the surrounding buildings. Estimated cost of construction under favorable conditions from about $7100.00 to about $7800.00.



Second Floor Plan



First Floor Plan



Third Floor Plan

FLOOR PLANS OF DESIGN NO. 4041.

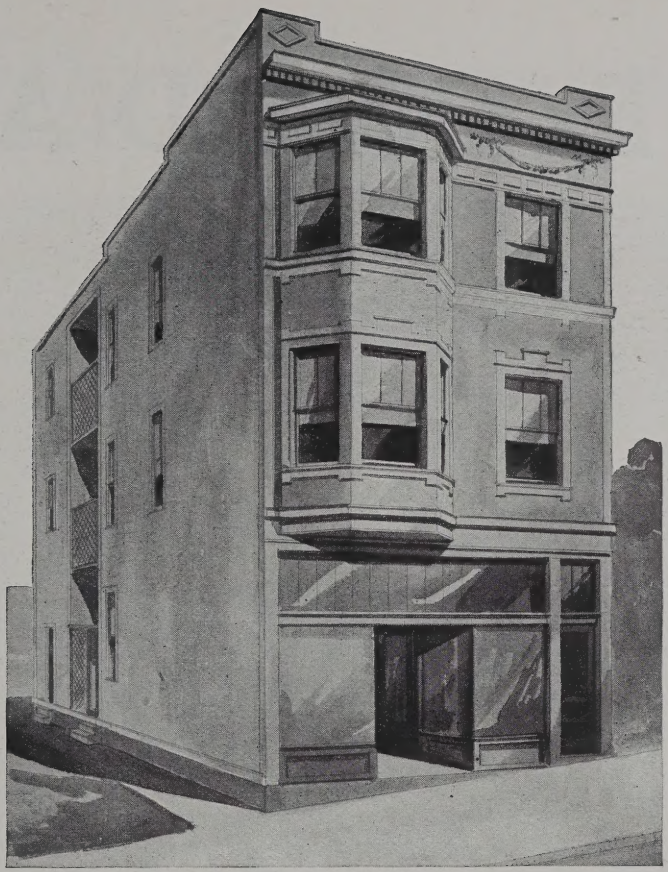
See opposite page for perspective view of this house.

Size: Width, 22 feet; Length, 61 feet 6 inches.

Blue Prints consist of basement plan; first, second and third floor plans; all elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications **$18.00**



DESIGN NO. 4041.

See opposite page for floor plans of this building.

A very popular design for combination store and flat building of frame construction. First floor is divided into a store 21 feet by 20 feet and four good sized rooms, two chambers, kitchen and dining or living room with a large bay window on back. The second and third floors contain five and six rooms respectively, bath, closets, porches, etc. The parlors and dining rooms have large bay windows increasing the size of these rooms. A very good feature about this building is that the dining room is situated alongside of the kitchen with a swinging door between, making it very convenient. This arrangement of the rooms enables the occupants to shut off that part of the house entirely should they wish to do so.

This style of a building is a very good investment and under favorable conditions could be erected for from about $4600.00 to about $5150.00.

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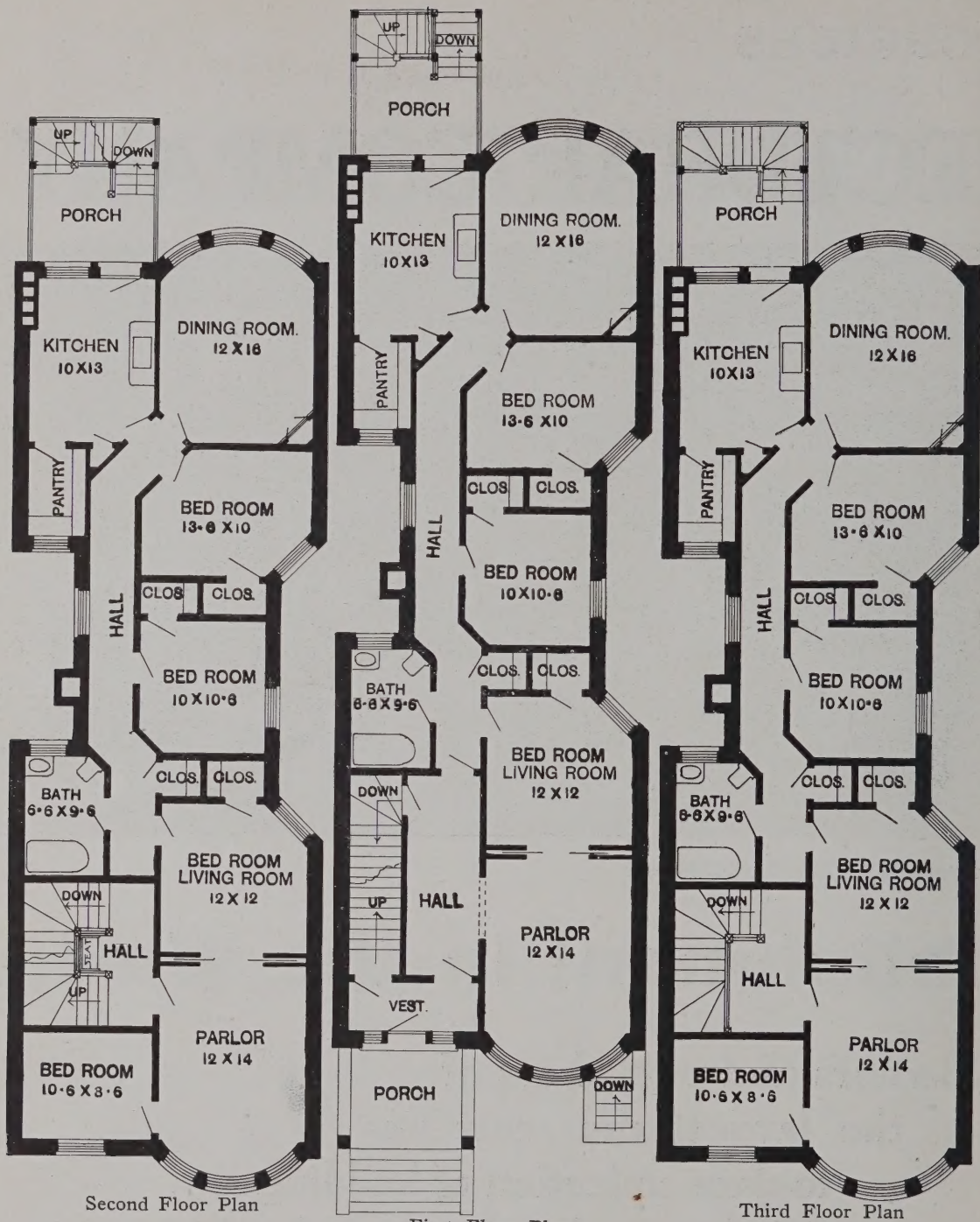


Second Floor Plan

First Floor Plan

Third Floor Plan

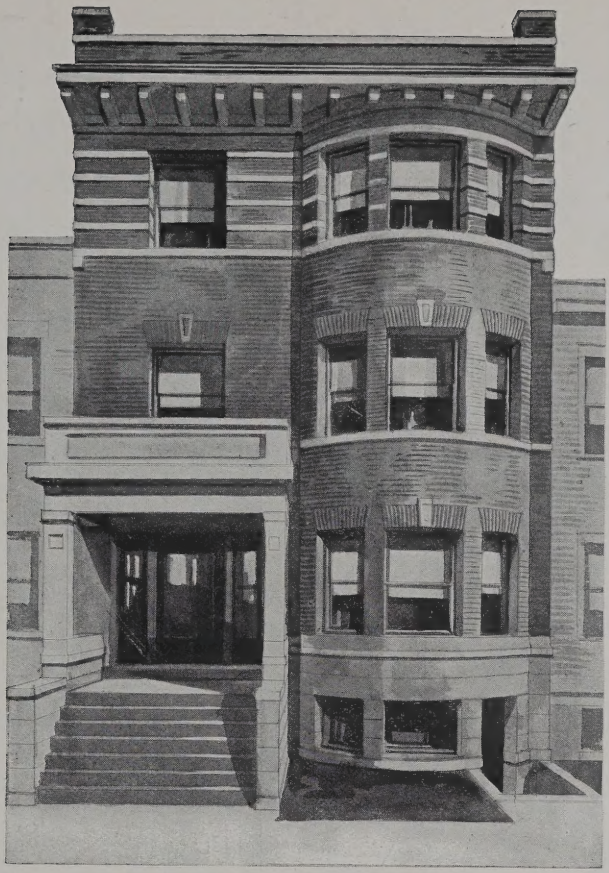
DESIGN NO. 4017.

Size: Width, 25 feet; Length, 77 feet.

See opposite page for Perspective View of this building.

Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

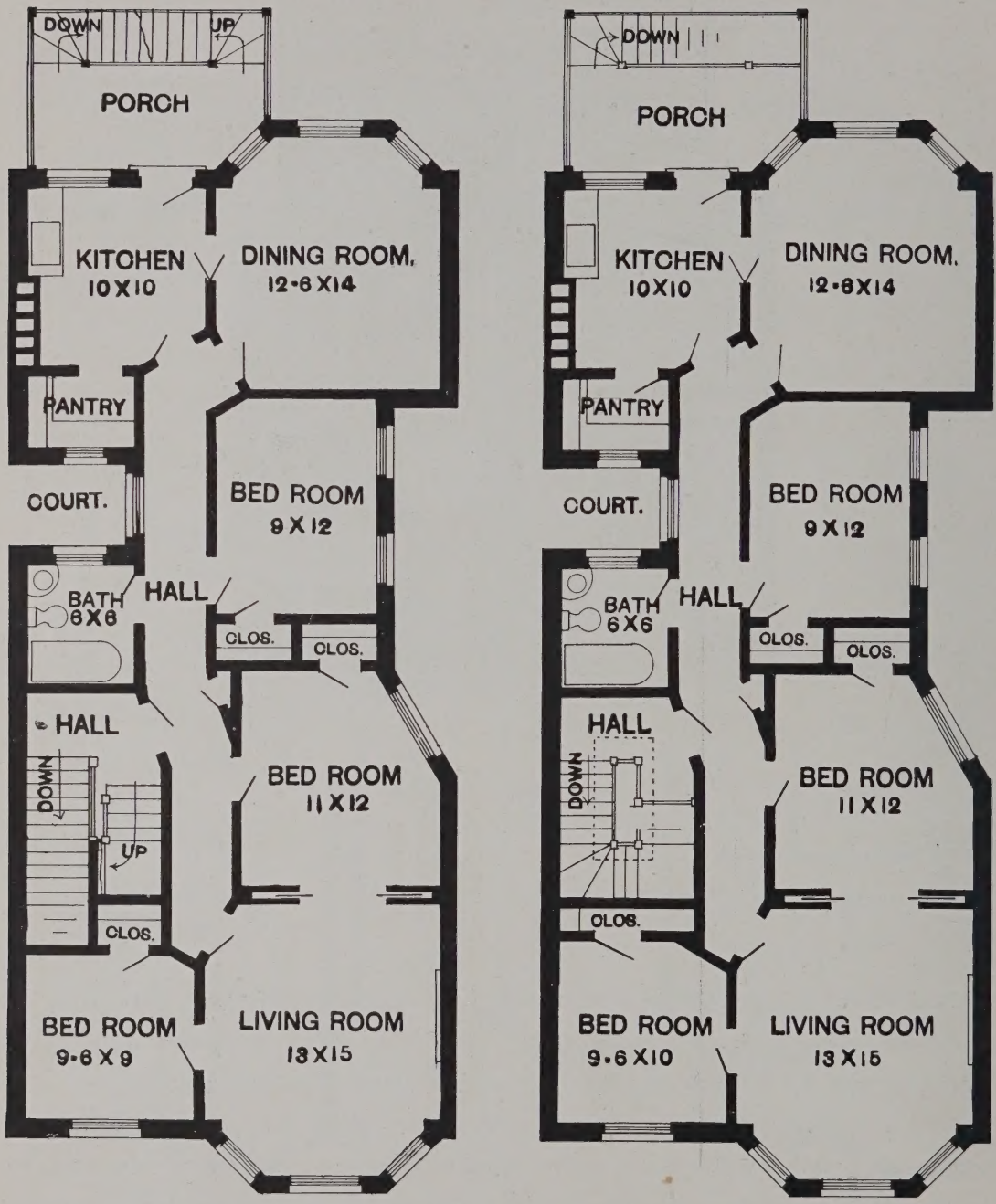
Price of Plans and Specifications..... $18.00



DESIGN NO. 4017

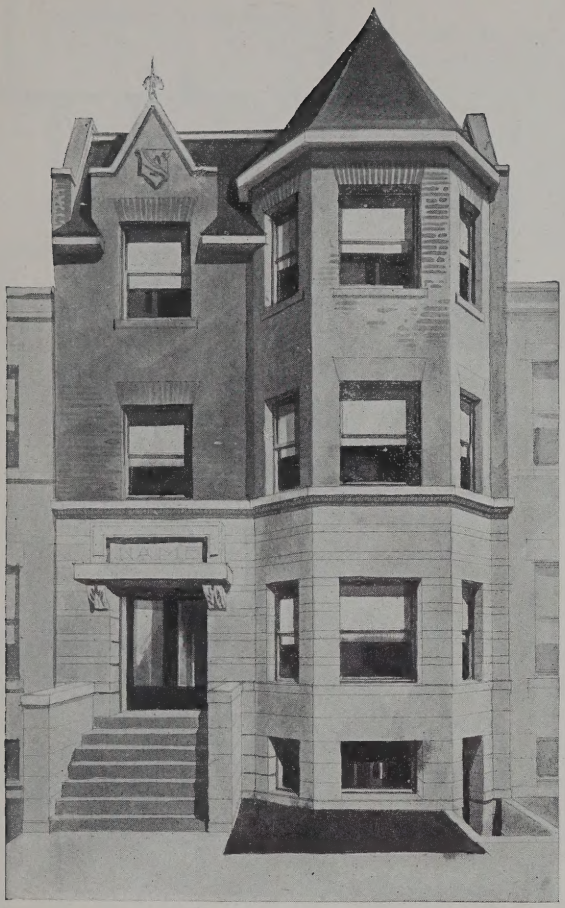
See opposite page for Floor Plans and price of Plans and Specifications for this Building.

Practical and artistic design for a three-story flat building constructed of brick, stone foundation and basement, stone porch and stone trimmings. There are six rooms, bath, pantry, halls, closets, etc., on first floor and the second and third floors each have seven rooms, bath, pantry, closets, halls, etc. The round bays on both the back and front of this building make the parlor and dining room on each floor light and attractive. All rooms are large and well lighted and the arrangement of the chambers is particularly good as they all open onto a long hall, making it possible to close them off completely from either the front or rear of the house. This particular style of house is very popular at the present time and is one that will always find a ready market. The estimated cost of construction, under favorable conditions, is from about $7500 to about $8300.



Second Floor Plan DESIGN NO. 4019. Third Floor Plan

Seee Opposite Page for Perspective View of this buiding and First Floor Plan.



DESIGN NO. 4019.

Size: Width, 25 feet; Length, 60 feet.

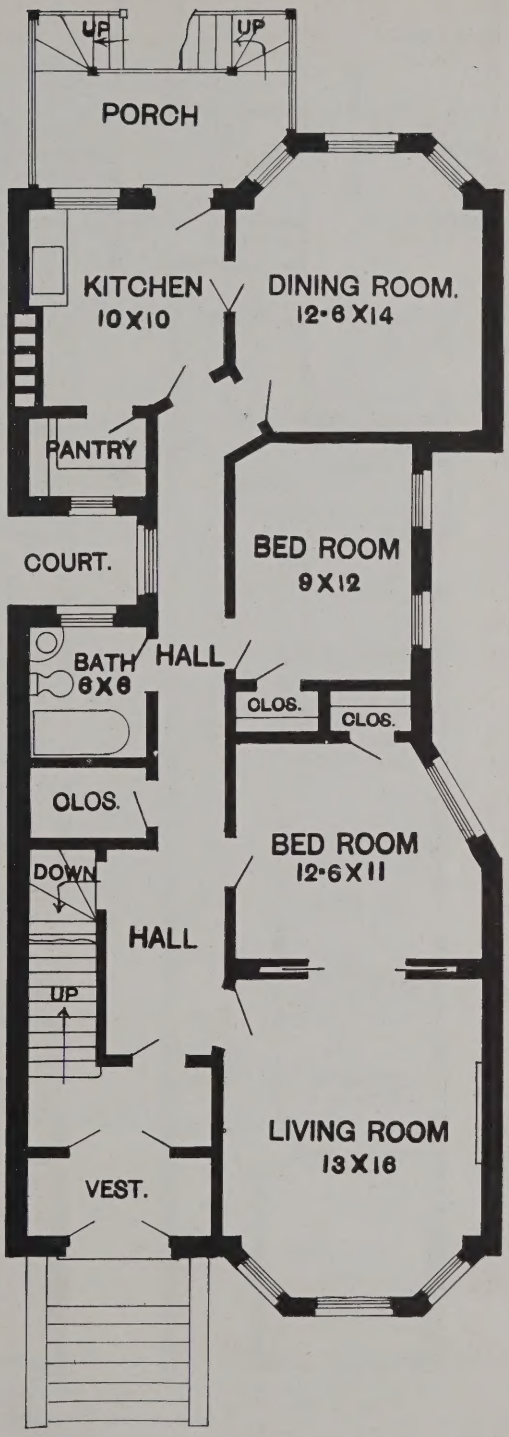
Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$18.00

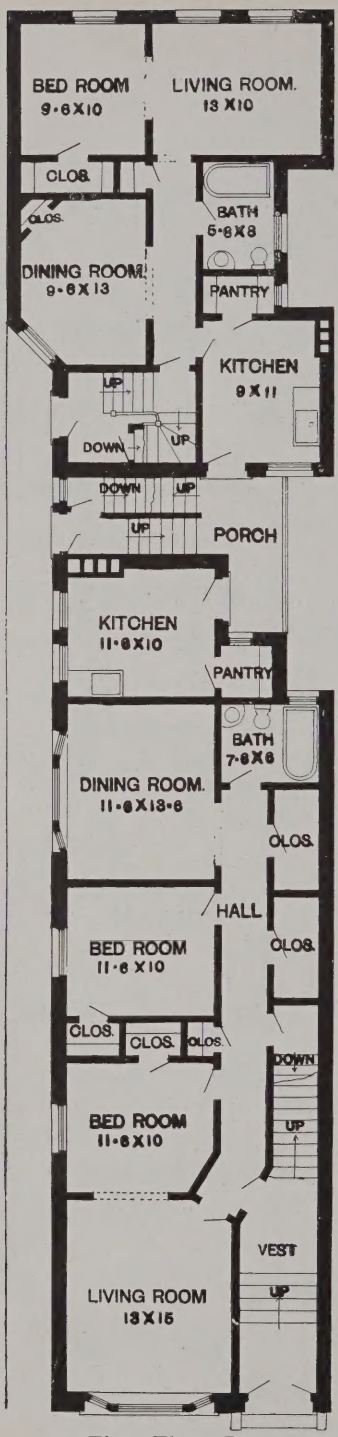
Three story Apartment Building of brick, the first floor front being of stone with stone porches. Slate roof. First floor contains five rooms, bath, pantry, closets, etc., and second and third floors each six rooms, bath, pantry, closets, etc. Bedrooms all open off of hall, excepting the small front room on second and third floor, which open into the living room. There is a large bay on the front of building and also on the rear, and as the dining room in all three apartments is in the rear, it adds considerably to the appearance of the room and insures plenty of light and air. The front of this building is very artistic and the design is one that is original and sure to please. This building was designed especially for a city lot, all the building requirements as to light, air, etc., having been taken into consideration.

Estimated cost of construction, under favorable conditions, from about $7,200.00 to about $8,000.00.

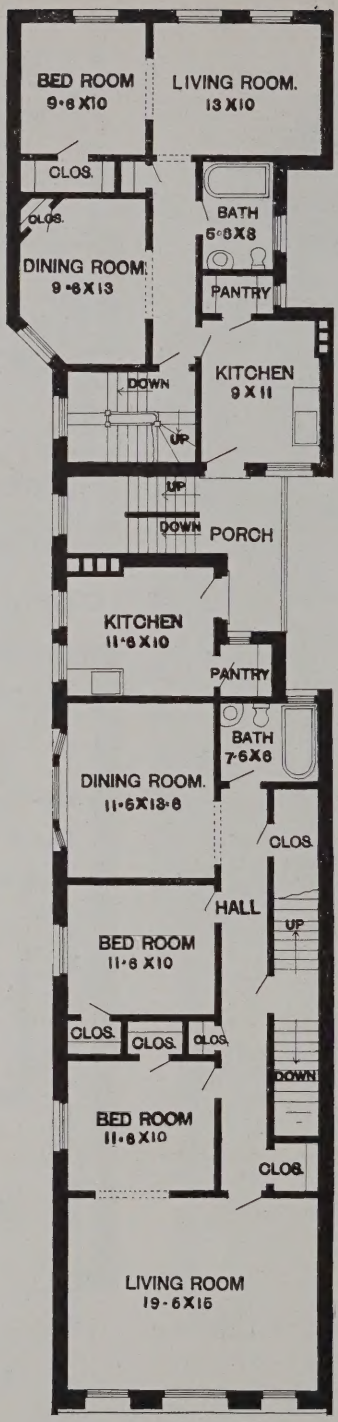


First Floor Plan

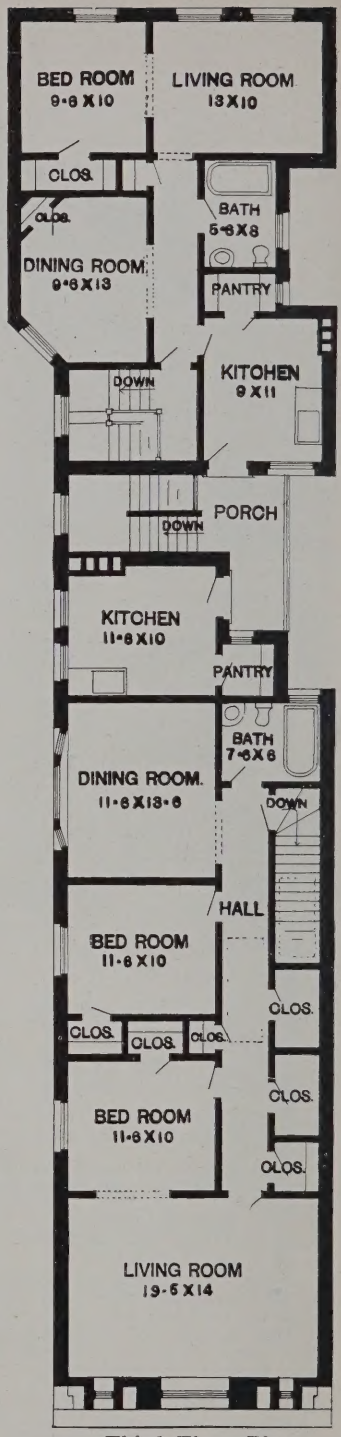
See Opposite Page for Second and Third Floor Plans.



First Floor Plan



Second Floor Plan



Third Floor Plan

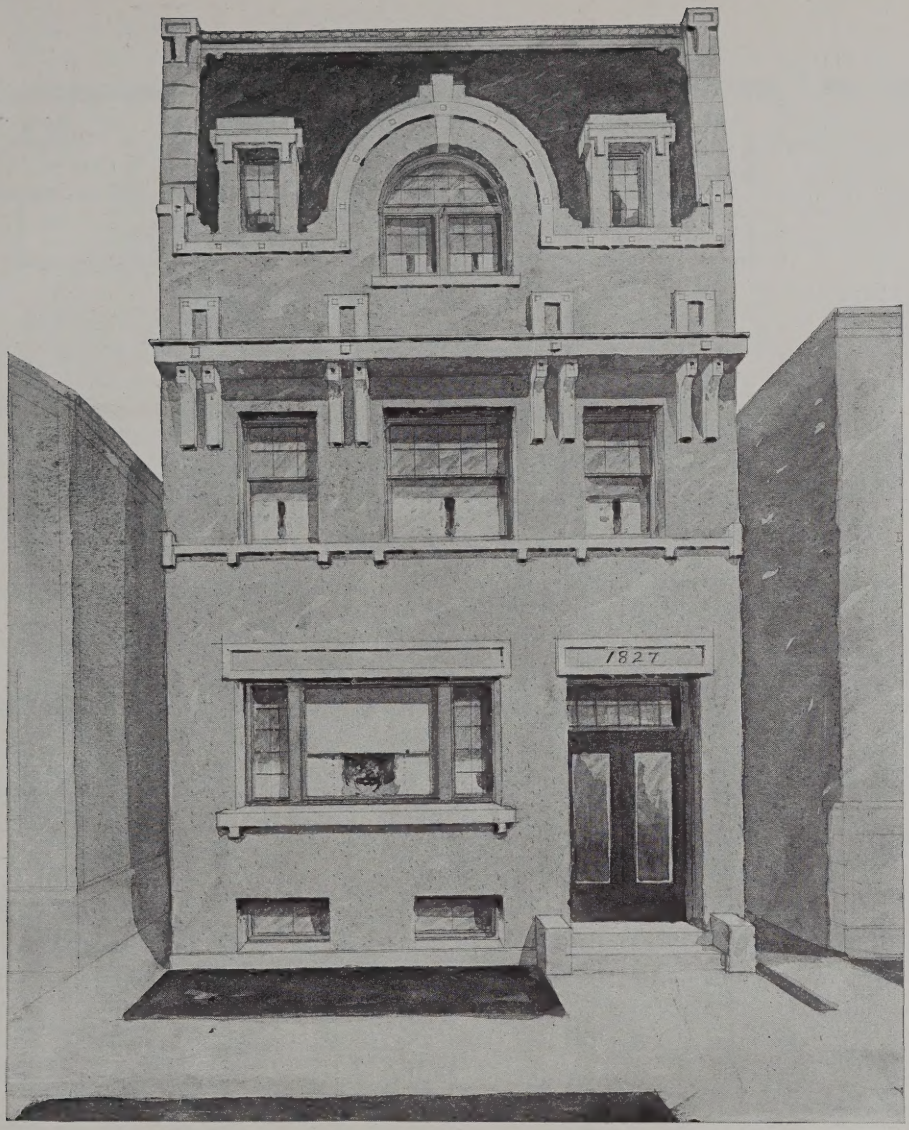
DESIGN NO. 4014.

Size: Width, 25 feet; Length, 108 feet.

See opposite page for Perspective View of this building.

Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

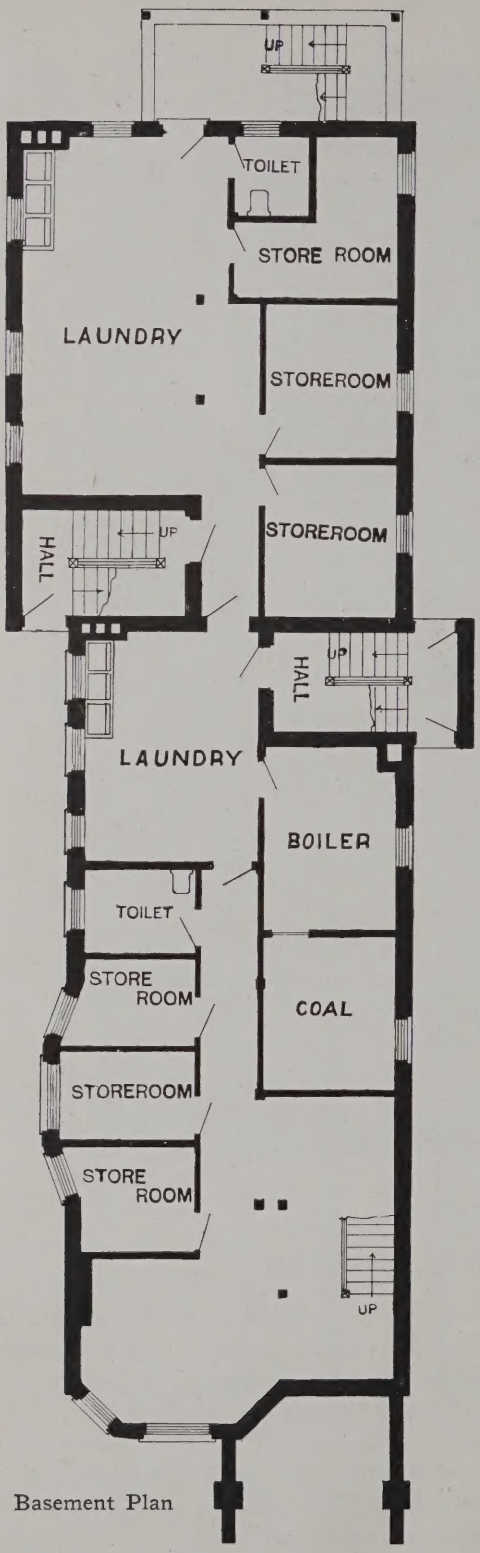
Price of Plans and Specifications..... $20.00



DESIGN NO. 4014.

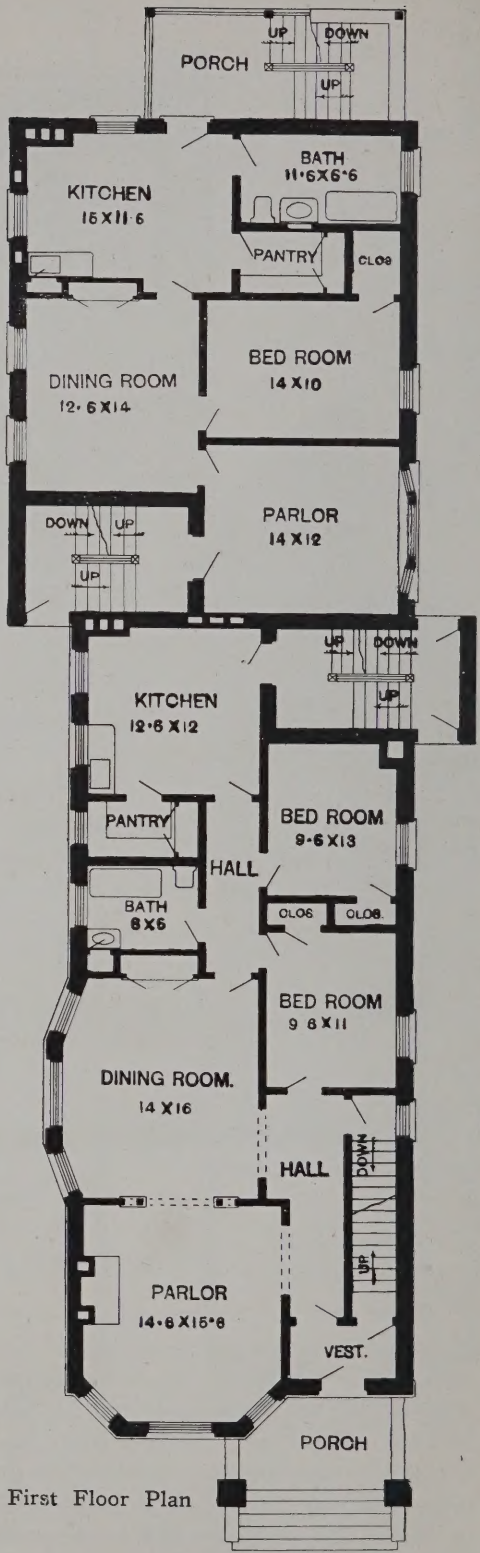
See opposite page for Floor Plans of this building.

Three-story flat building of brick or reinforced concrete, each floor divided into two apartments of four and five rooms each, making six apartments in all on an average city lot of 25 feet in width and 125 feet in length. The main entrance is located in front and the entrance to the rear apartments at the side of the building. All rooms are large and well lighted, the majority of the rooms in the front apartments opening onto a hall. Large closets. Basement is full height and in addition to the necessary store rooms, there is plenty of laundry room. This style of a building will prove to be very practical and is bound to be a paying investment. The estimated cost of construction under favorable conditions is from about $11,500.00 to about $13,500.00.



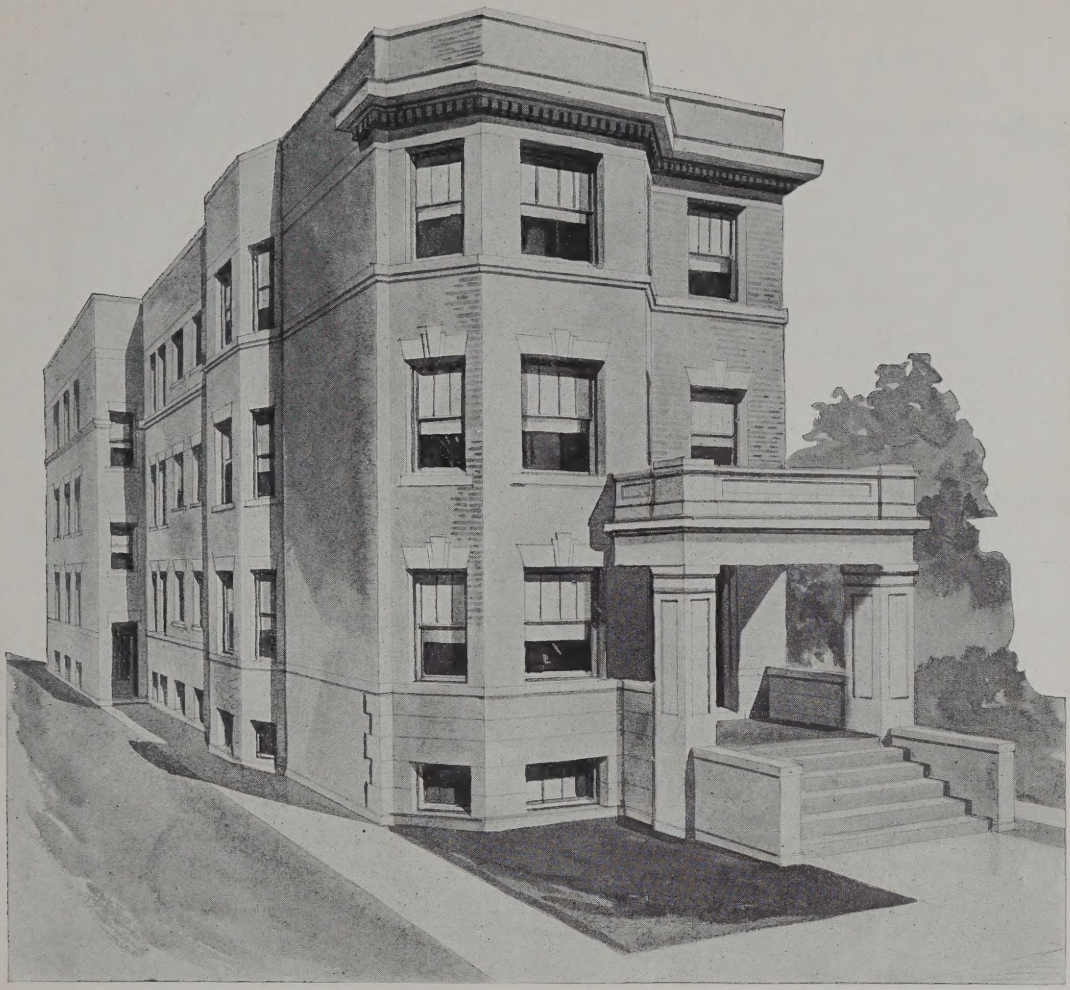
Basement Plan

DESIGN NO. 4002



First Floor Plan

See opposite page for Perspective View, Description and price of Plans and Specifications for this building. Second and Third Floor Plans illustrated on page 62.



DESIGN NO. 4002.

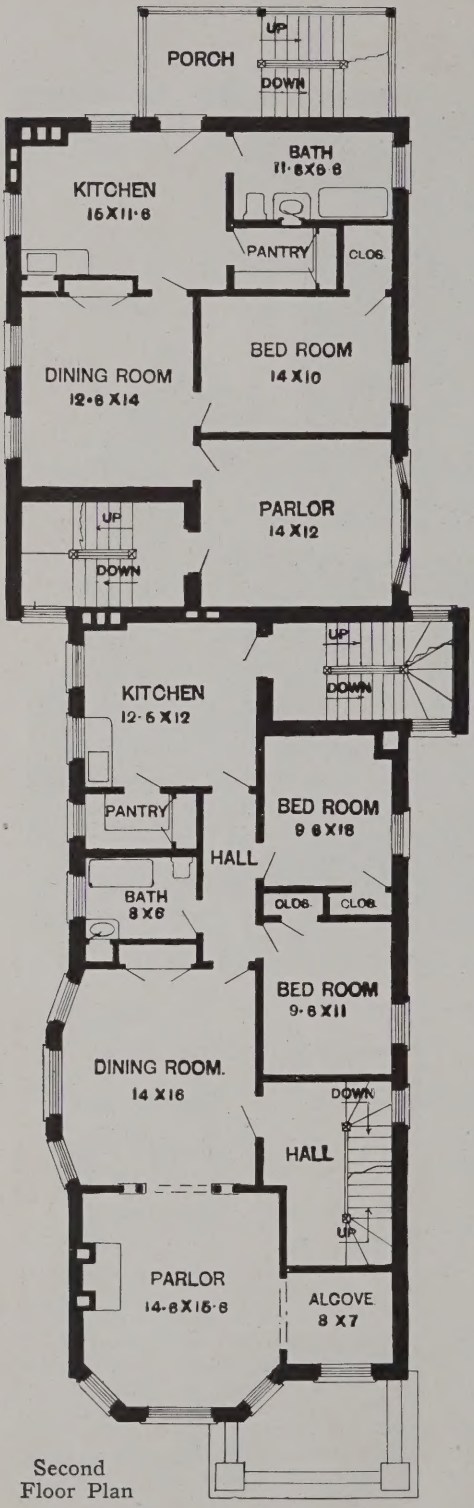
See following pages for floor plans of basement, first, second and third stories.

Size: Width, 34 feet; Length, 95 feet 6 inches.

Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

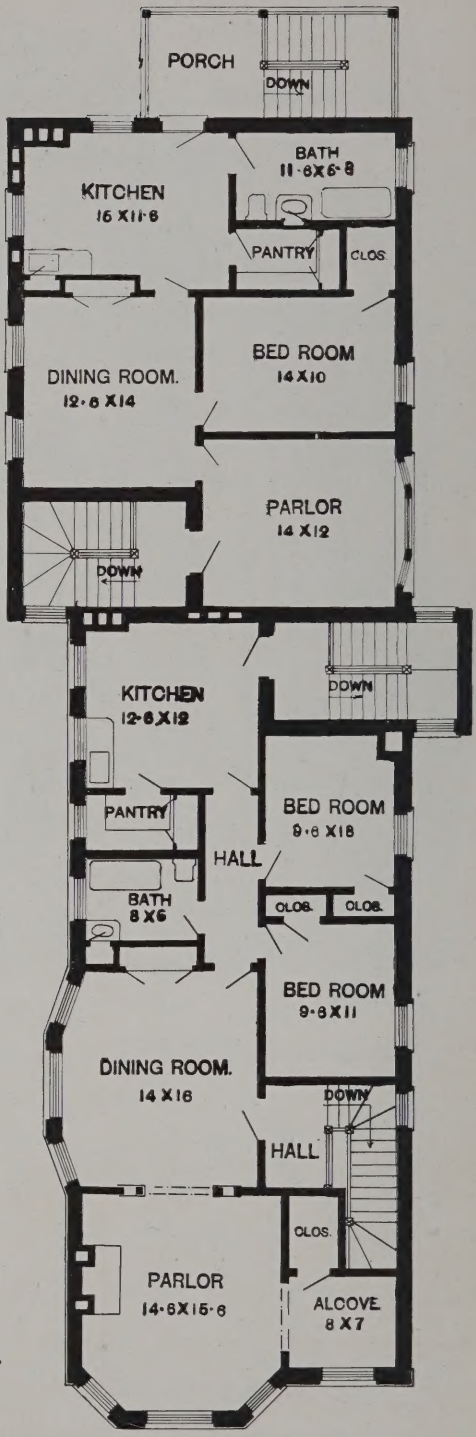
Price of Plans and Specifications ..... **$20.00.**

Three-Story Six-Family Flat Building constructed of brick with stone base, porch and trimmings. Built on one and a half city lots. Broad front porch with entrance to three of the six apartments, entrance to the remaining three being at the side of the building. In the basement there are six store rooms, one for each apartment, laundries for both the front and rear apartments with separate entrances, lavatories and boiler and coal room. The apartments on the first floor are of four and five rooms each. Those on the second and third floors in the rear are of four rooms, while the front apartments have five rooms and alcove 8 feet by 7 feet which can be used either as a den or music room. The living rooms proper in all the apartments are large and well lighted and the chambers are of fairly good size and well lighted, every room having outside light. The estimated cost of a building of this kind is from about $9000.00 to about $10000.00. This style building will always be found to be a paying investment, as every foot of the space has been utilized to the best advantage.



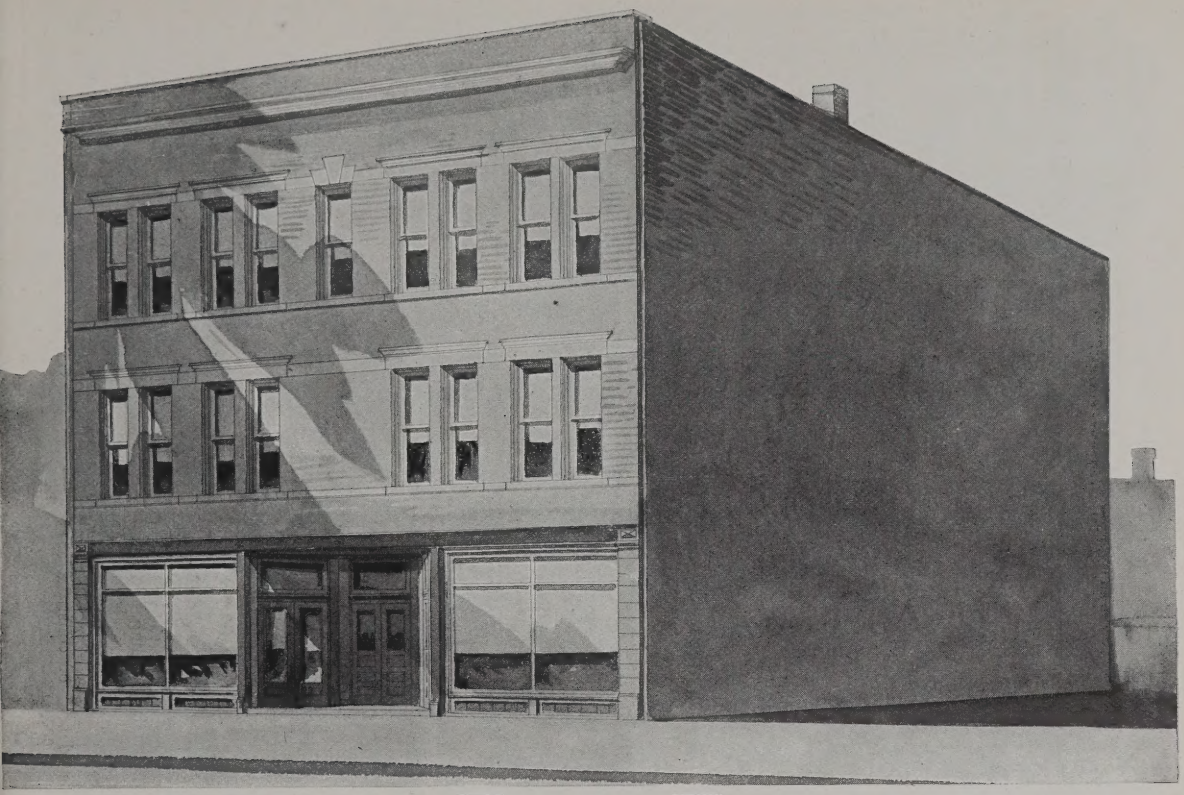
Second Floor Plan

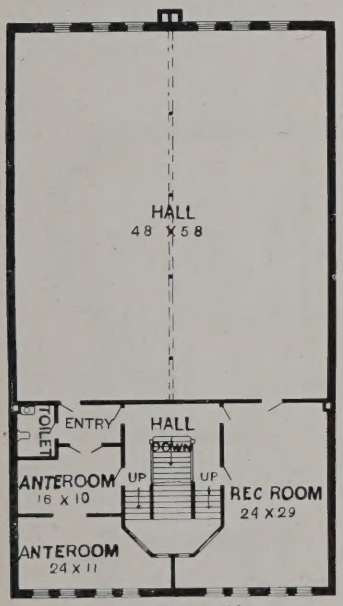
DESIGN NO. 4002.



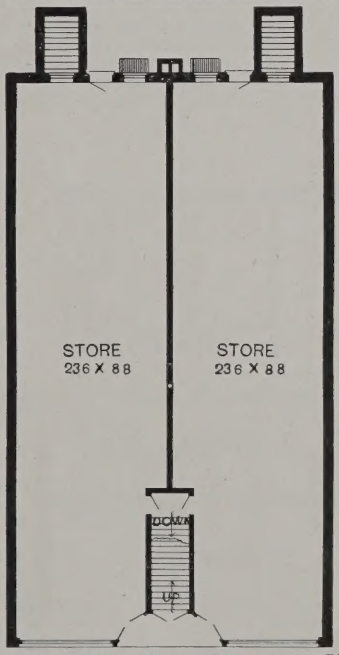
Third Floor Plan

See Page 61 for Perspective View, Description, and Price of Plans and Specifications and Page 60 for basement and first floor plans of this building.

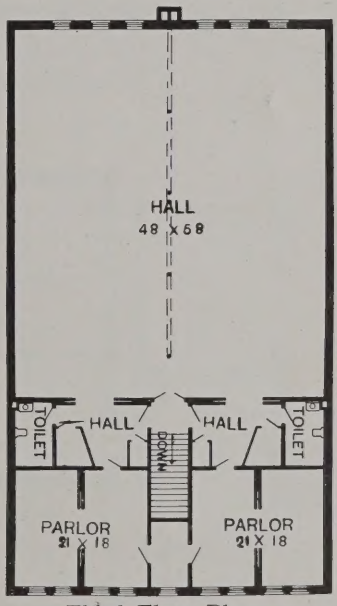




Second Floor Plan



First Floor Plan



Third Floor Plan

DESIGN NO. 4088. **Size: Width, 50 feet; Length, 90 feet.**

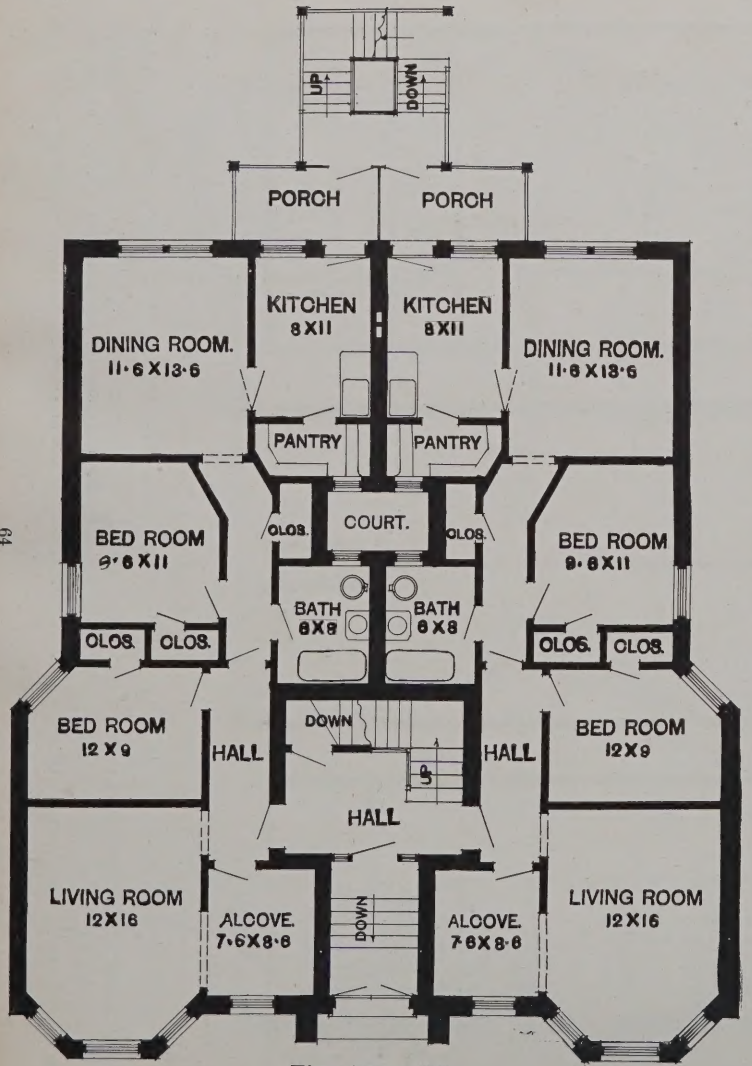
Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

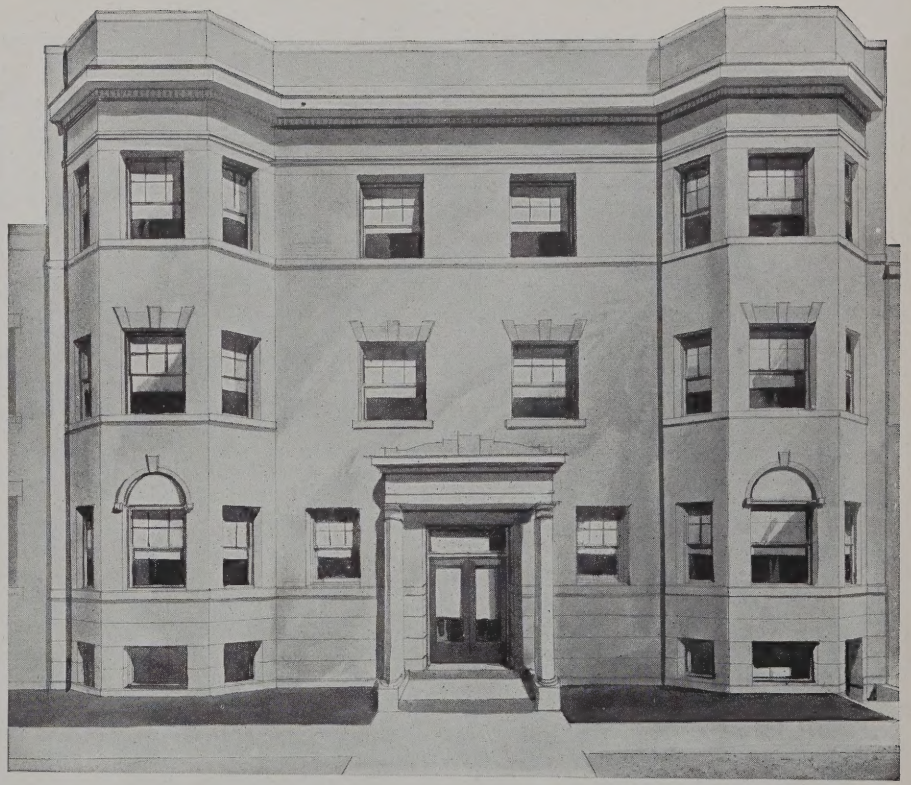
Price of Plans and Specifications $18.00

Three story Brick Building with trimmings of stone. First floor divided for store purposes while the second and third floors are designed so that they can be used for lodge, dance halls or other purposes.

Estimated cost of construction, under favorable conditions from about $16,000.00 to about $19,000.00.



First Floor Plan



DESIGN NO. 4008.

Size: Width, 50 feet; Length, 56 feet 6 inches.

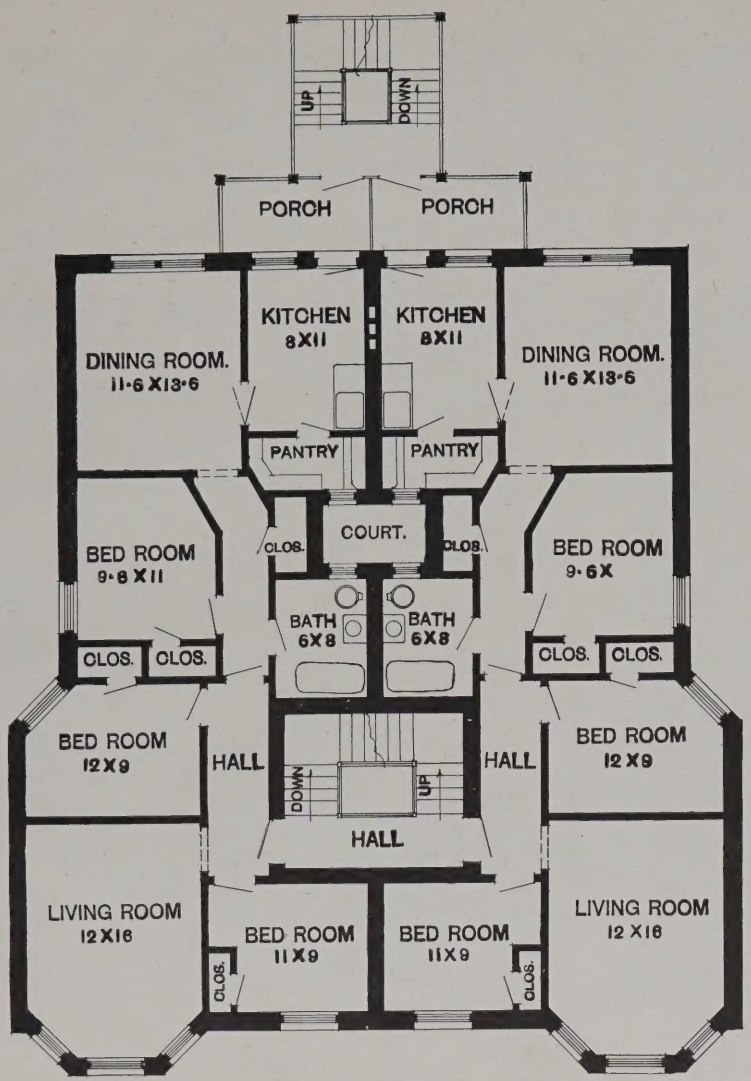
Blue Prints consist of basement plan; first, second and third floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

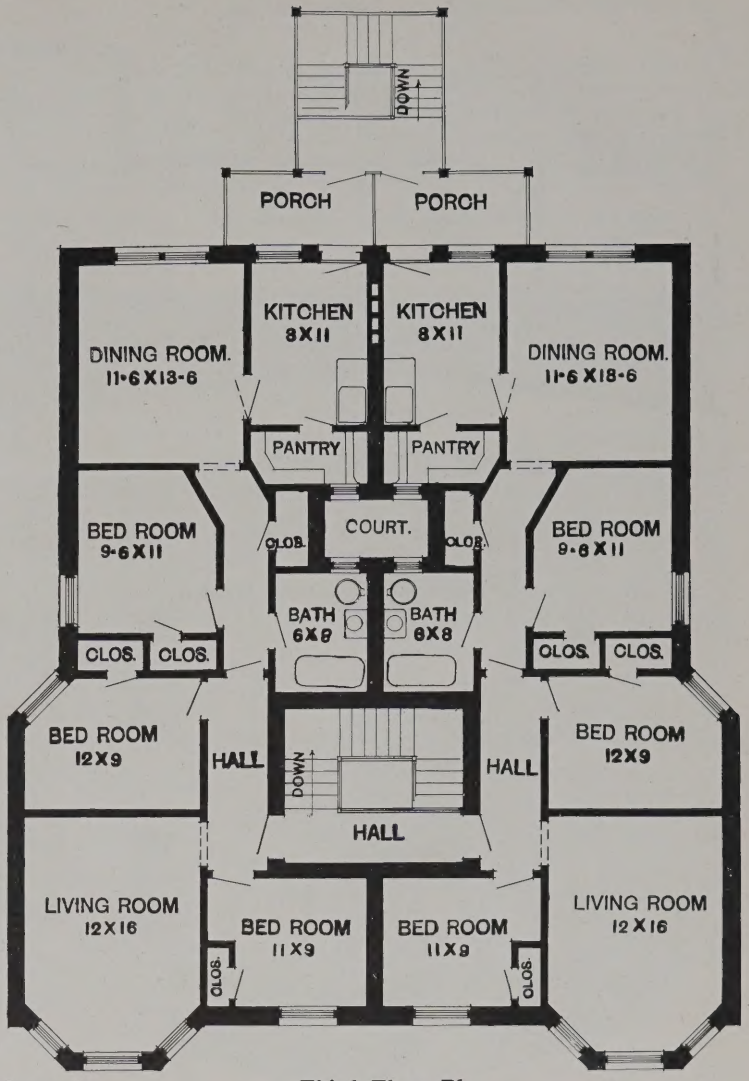
Price of Plans and Specifications.....$30.00

Popular design for six flat building to be constructed of brick with stone basement and trimmings of stone. Each of the six apartments contains six rooms, living room, dining room, kitchen and three bedrooms in addition to bath, pantry, closets, halls, etc. Every room, with the exception of the kitchen, opens onto a hall running through the center of the building. Basement is full height and ample provision is made for store-room and laundry: also heating plant. This particular style of building is very popular at the present time and there is no reason why it should not be a paying investment.

Estimated cost of construction, under favorable conditions from about $14,000.00 to about $17,000.00.



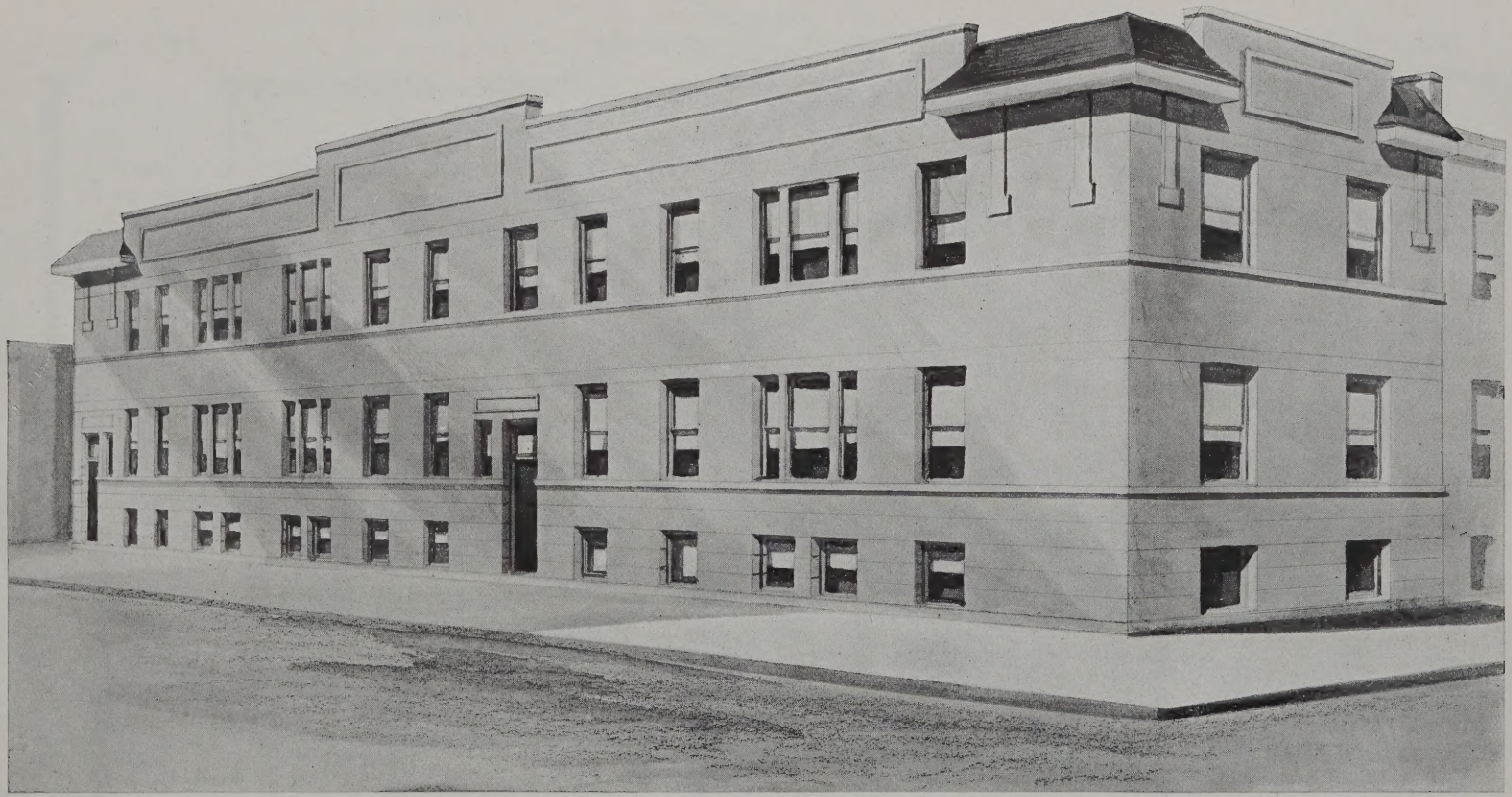
Second Floor Plan



Third Floor Plan

DESIGN NO. 4008.

See Opposite Page for Perspective View of this building, First Floor Plan and price of Plans and Specifications.

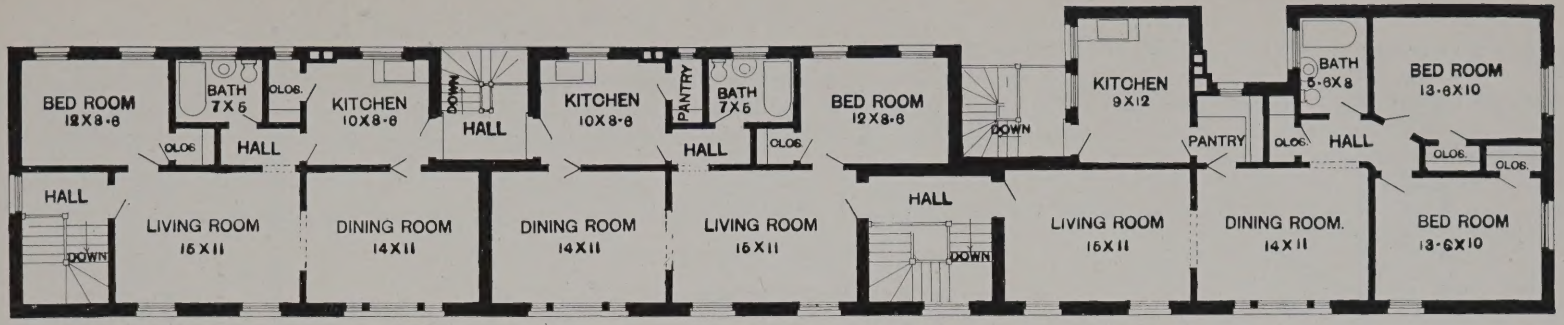


DESIGN NO. 4020.

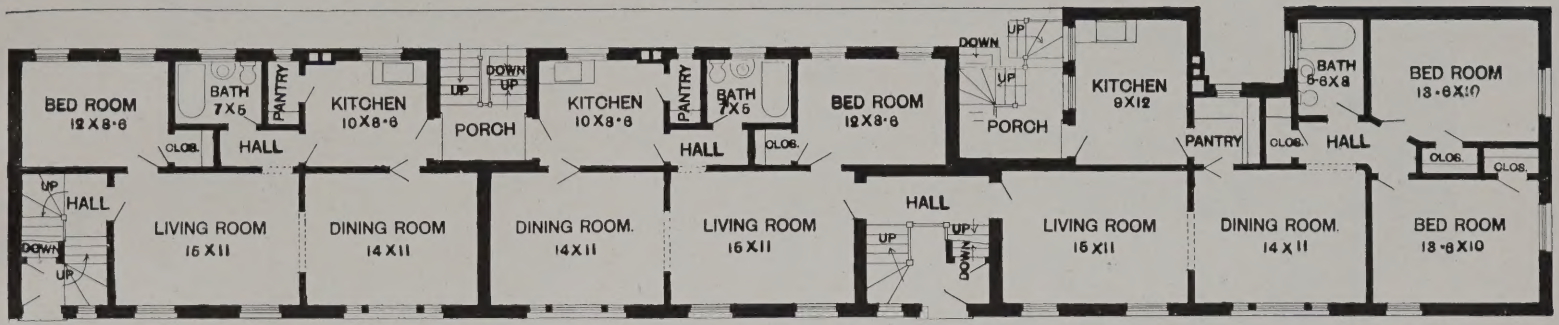
Size: Width, 25 feet; Length, 125 feet.

See Opposite Page for Floor Plans, Description and Price of Plans and Specifications for this building.

Artistic and economical design for a six-flat building to be constructed of brick with stone basement and trimmings of stone. This design was made especially for an ordinary city corner lot and a careful study of the floor plans will demonstrate how every foot of space has been utilized to the best advantage. The apartments in front on both first and second floor each contain five rooms. Those on the side and in the rear each contain four rooms besides bath, pantry, closets, halls, etc. The basement is full height and ample provision is made for store rooms and laundries. Additional living rooms can be had for janitor by dividing off the front portion of the basement. Estimated cost of construction, under favorable conditions, from about $10,500.00 to about 12,500.00.



Second Floor Plan



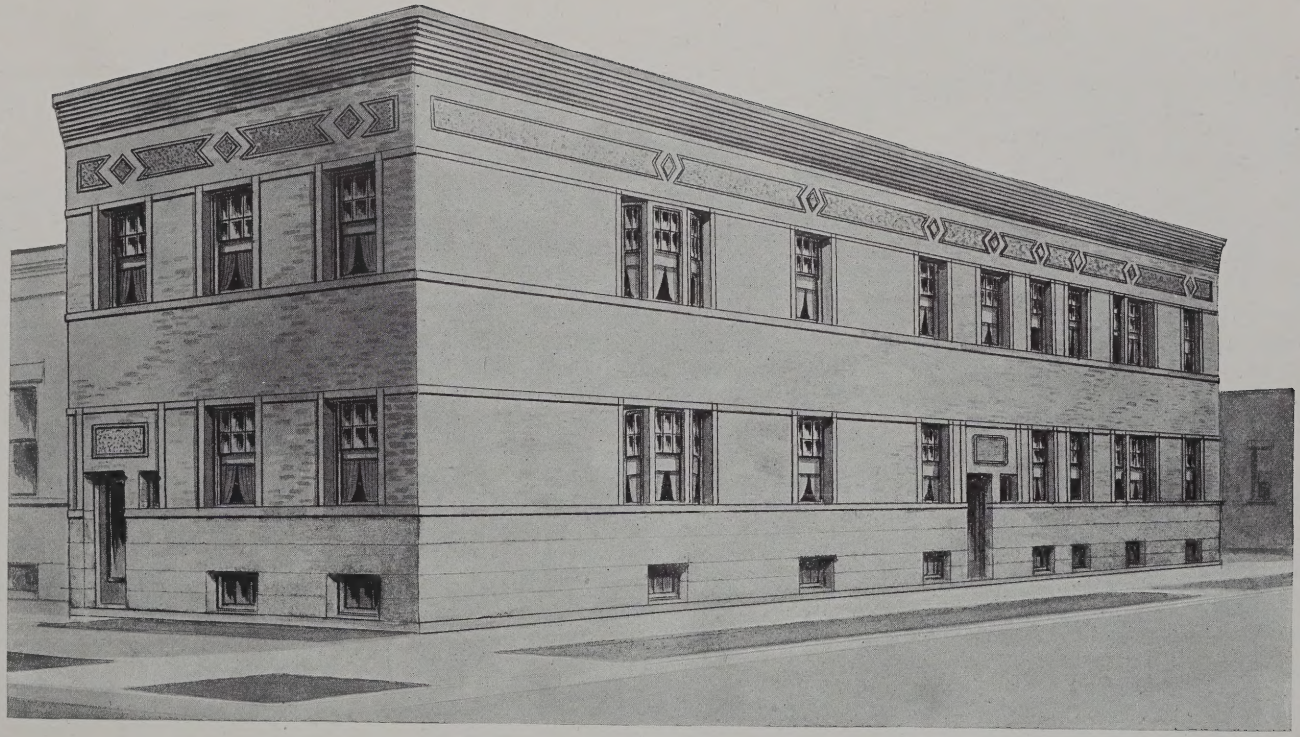
First Floor Plan

DESIGN NO. 4020.

See Opposite page for perspective view and description of this building.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications..... $25.00

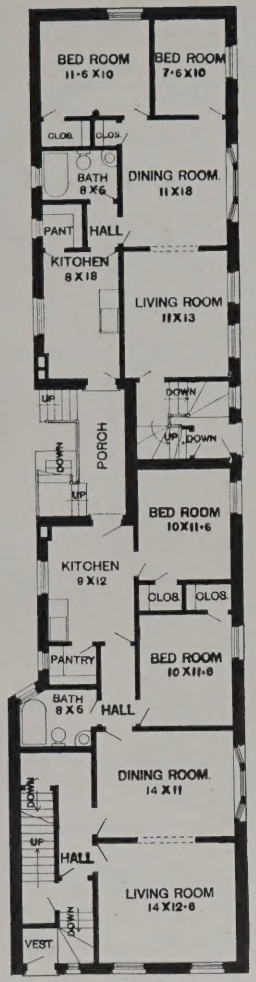


DESIGN NO. 4015.

Size: Width, 25 feet; Length, 125 feet.

See Opposite Page for Floor Plans, Descripton and Price of Plans and Specifications for this building.

Practical and artistic design for a four-flat building for a corner lot. Building to be constructed of brick with stone foundation and trimmings of plaster panels. All of the apartments consist of five rooms, living room, dining room, kitchen, two bedrooms, bath, pantry, closets, halls, etc., with the exception of the front apartment on the second floor and this has an additional room or alcove opening off the living room. Basement is full height and provision is made for the heating plant, store rooms and laundries. Additional living rooms can also be secured for janitor by dividing off front portion of the basement. Estimated cost of construction for a building of this kind, under favorable conditions, from about $9500.00 to about $11,500.00.



First Floor Plan

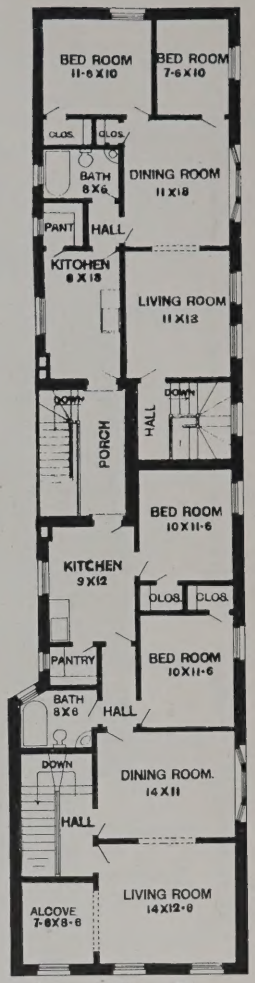
FLOOR PLANS OF DESIGN NO. 4015.

See Opposite Page for Perspective View and Description of this building.

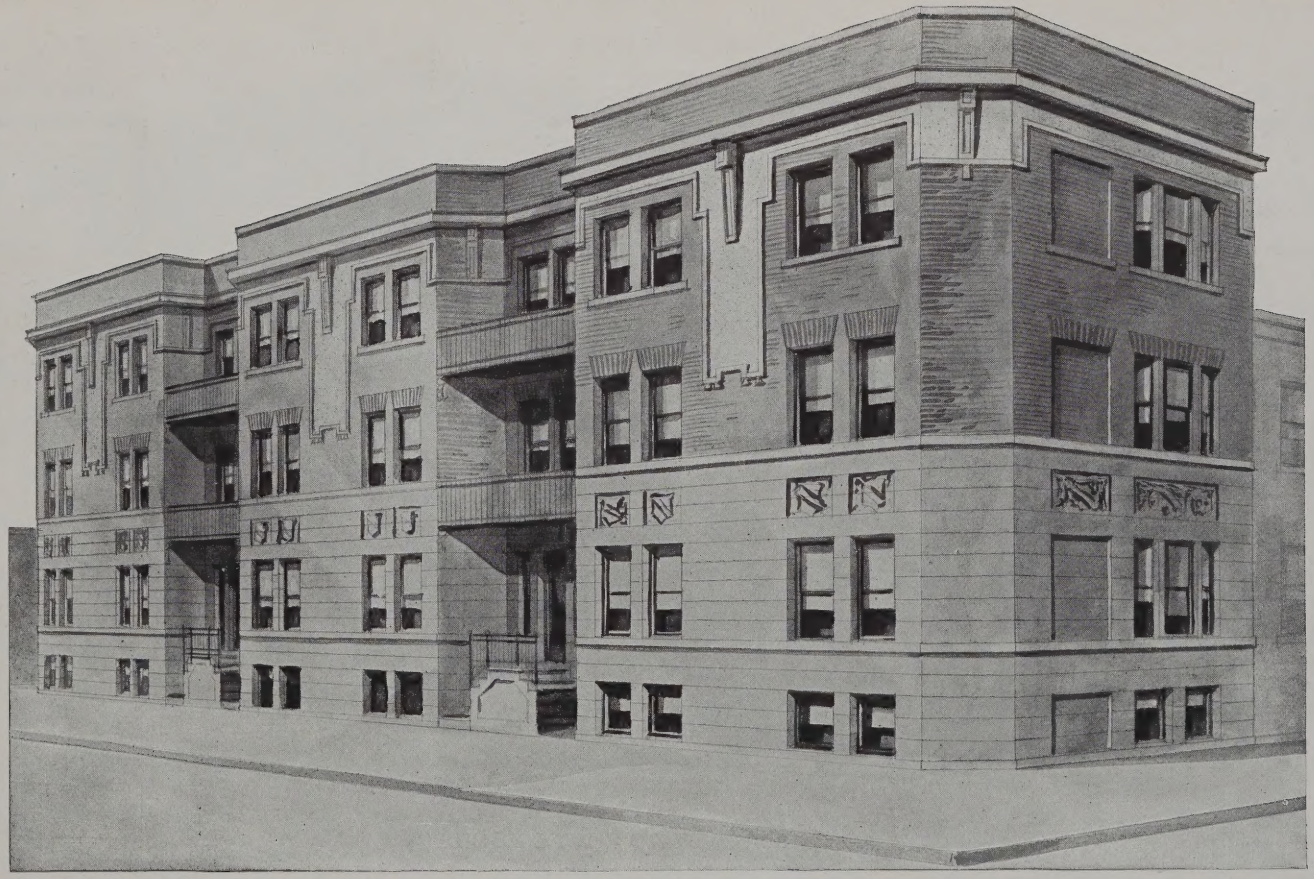
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$20.00



Second Floor Plan



DESIGN NO. 4024.

Size: Width, 25 feet; Length, 125 feet.

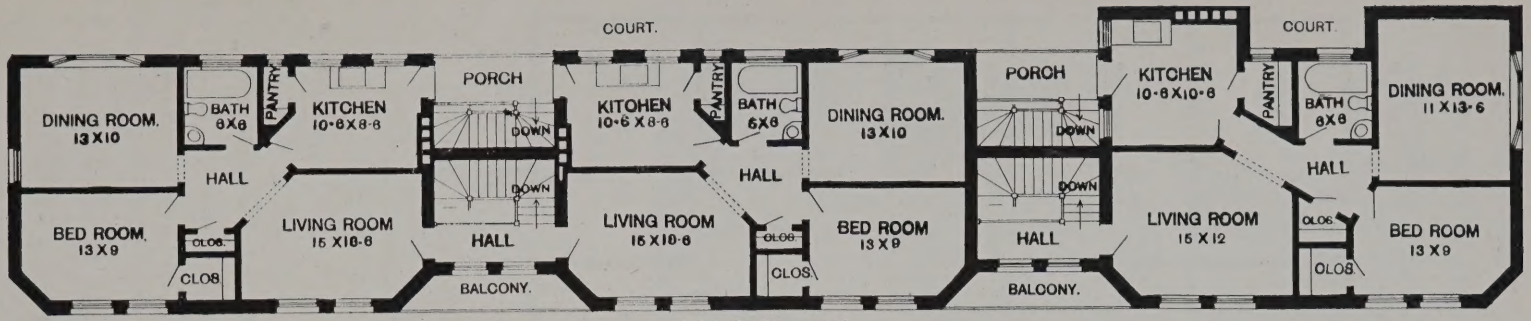
See Opposite Page for Floor Plans of this building.

Blue Prints consist of basement plan, first, second and third floor plans; all necessary elevations and necessary interior details.

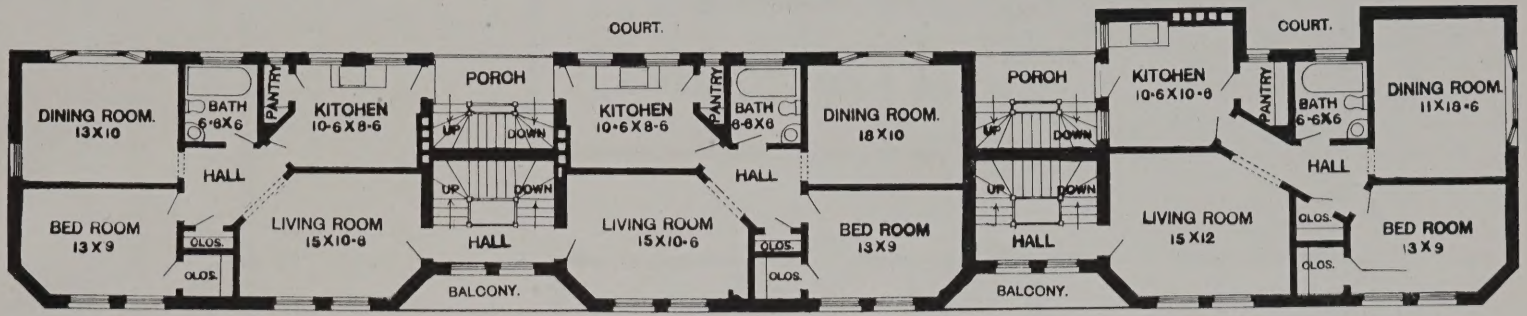
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications..... $35.00.

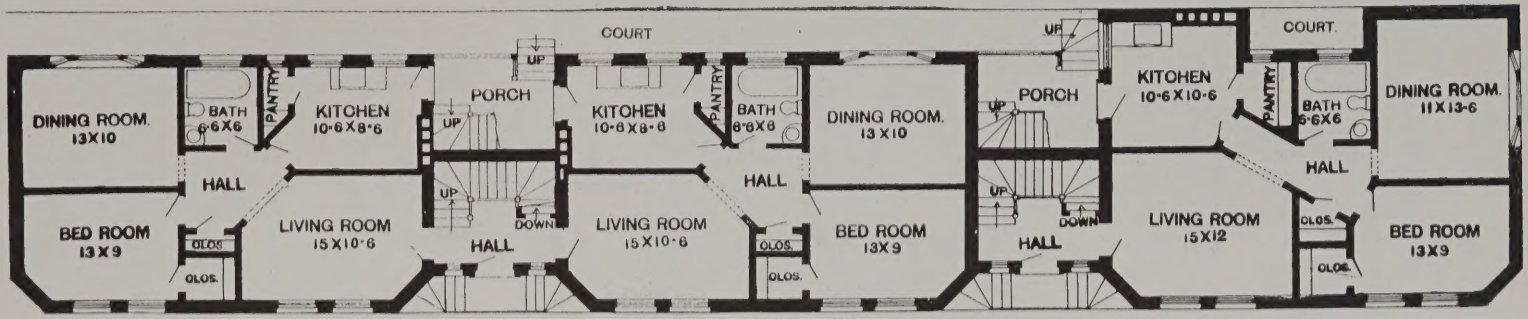
Original and practical design for a nine-flat building designed especially for an ordinary city corner lot. The basement and first floor of this building is constructed of stone, the remaining stories of brick with plaster panel trimmings, producing a very handsome effect. There are three apartments of four rooms each on every floor making nine apartments in all. Every room has outside light, as those located in the rear open onto a court. Basement is full height and in addition to there being sufficient space for living rooms for janitor, ample provision is made for store rooms, laundries, coal room and heating plant. As a matter of investment a building of this kind is unequaled and the apartments being of four rooms each, will always rent readily. The estimated cost of construction, under favorable conditions, for a building of this



Third Floor Plan



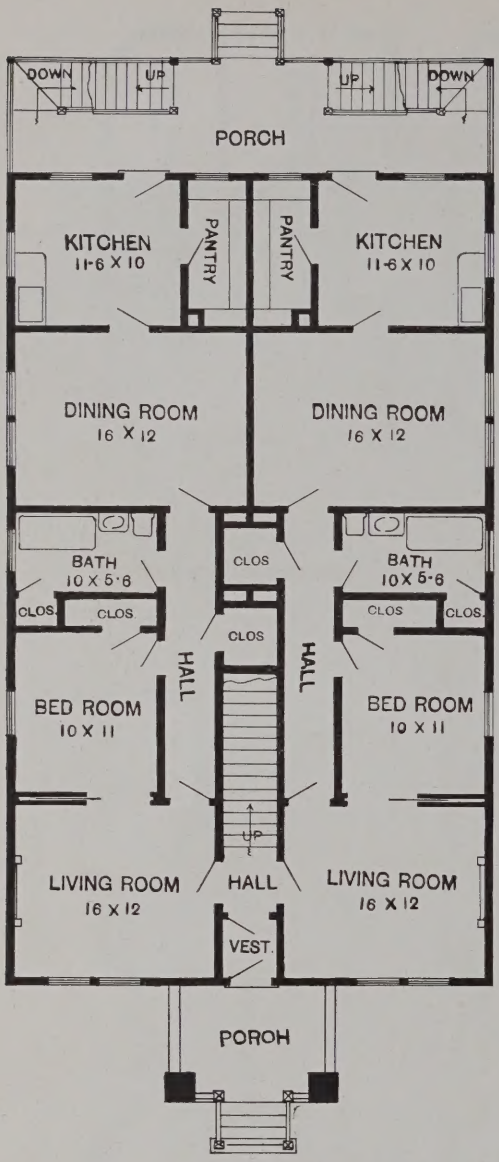
Second Floor Plan



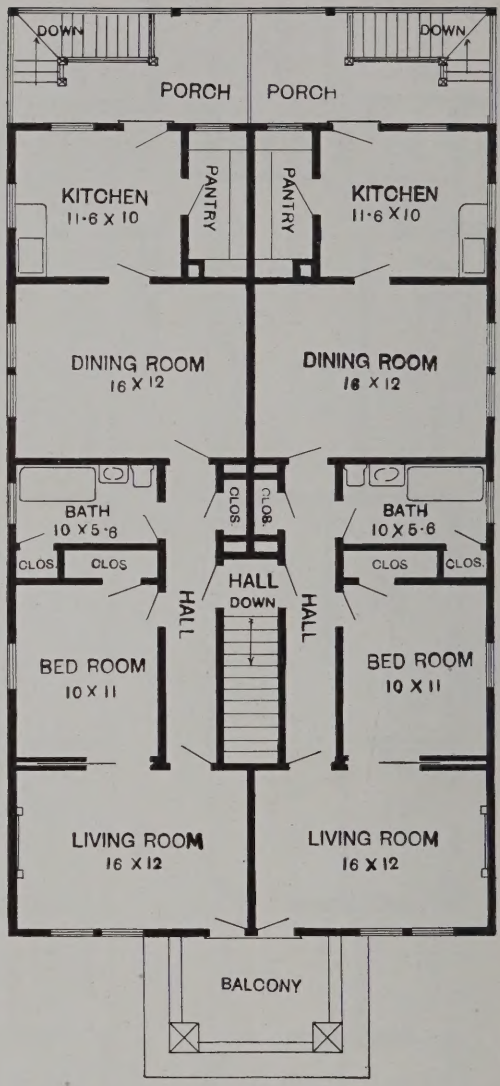
First Floor Plan

FLOOR PLANS OF DESIGN NO. 4024.

See Opposite Page for Perspective View, description and price of Plans and Specifications for this building.



First Floor Plan



Second Floor Plan

DESIGN NO. 4046.

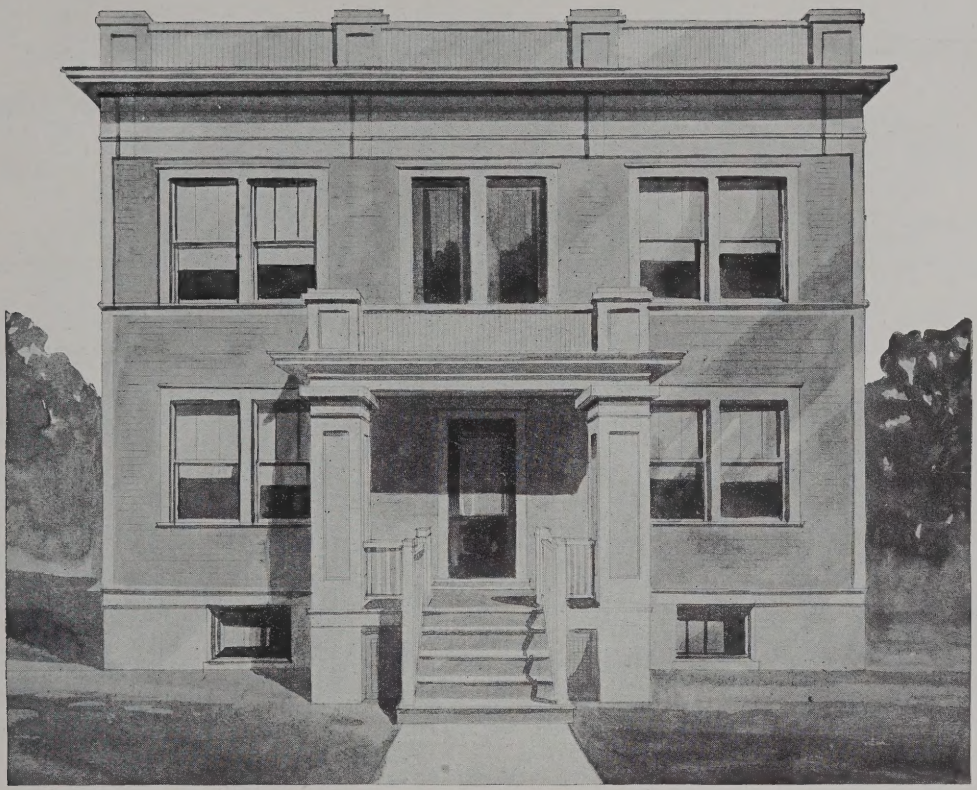
Size: Width, 34 feet; Length, 56 feet 6 inches.

See Opposite Page for Perspective View and description of this house.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

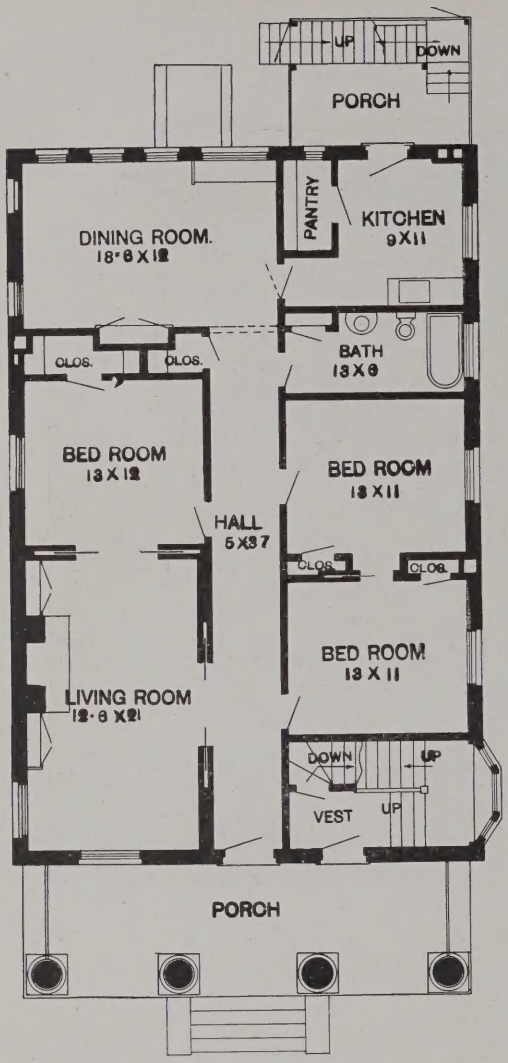
Price of Plans and Specifications..... $18.00



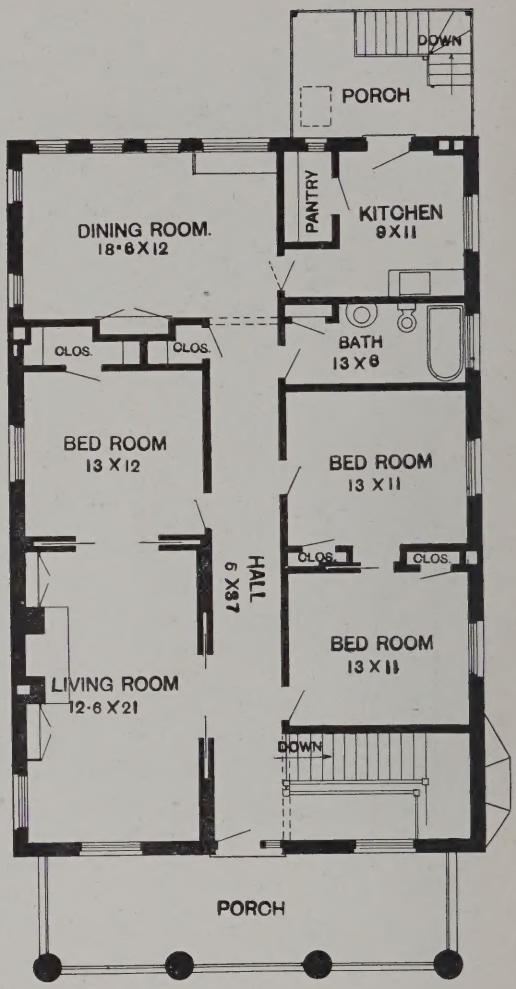
DESIGN NO. 4046.

See opposite page for Floor Plans and price of Plans and Specifications for this Building.

Twin house of frame construction arranged for four families but having the outward appearance of a residence. Each floor is divided into two apartments of four rooms each with bath, pantry, closets, halls, etc. All of the families use in common the front hall and the first story porch. The families using the upper story each have a door leading onto the balcony over porch. There are large back porches for each apartment. This particular style of twin house is very popular in the Eastern States where it is necessary to economize on space, but it also has many advocates in the Central and Western portion of the country and will no doubt prove to be as popular there as in the East. Estimated cost of construction, under favorable conditions, from about $5100.00 to about $5600.00.



First Floor Plan



Second Floor Plan

DESIGN NO. 4010.

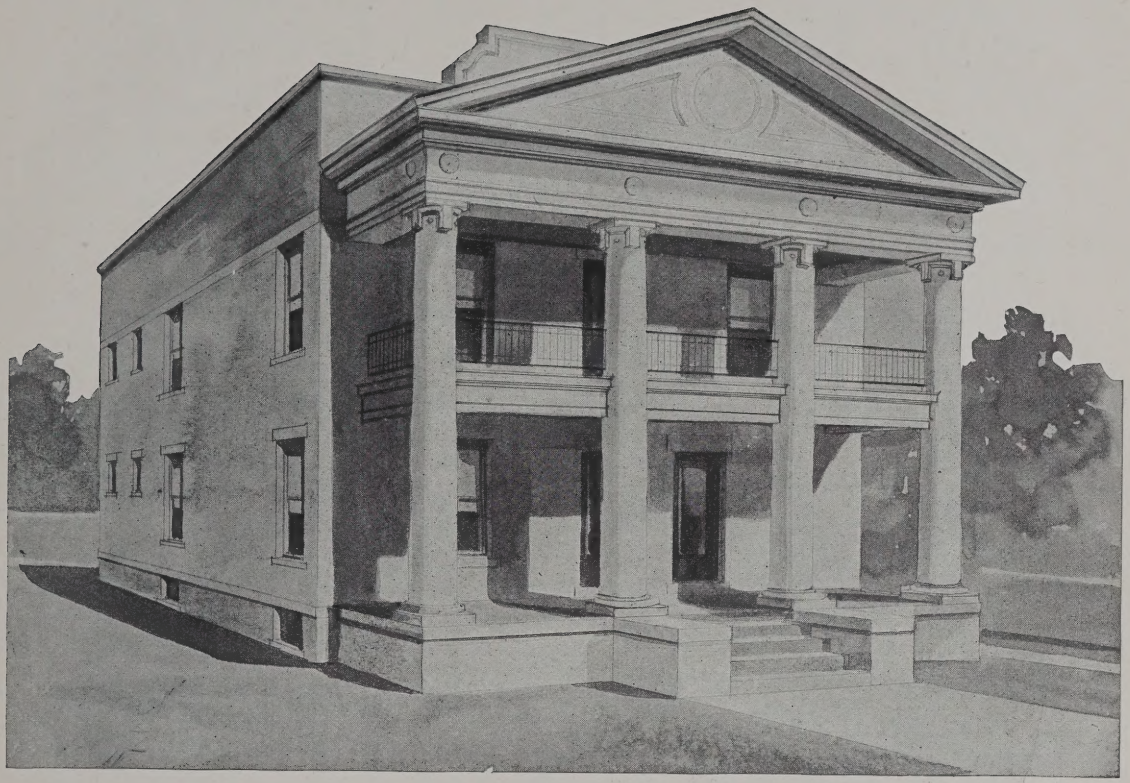
Size: Width, 35 feet 6 inches; Length, 51 feet 6 inches.

See Opposite Page for Perspective View and Description of this house.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

Specifications are typewritten and contain all the information necessary for the proper construction of the building.

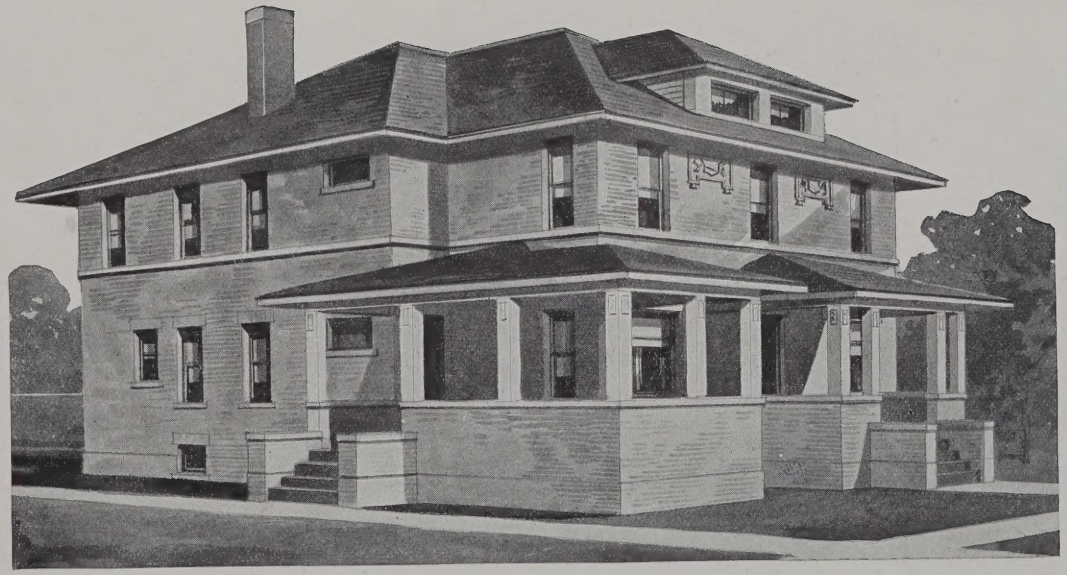
Price of Plans and Specifications..... $18.00



DESIGN NO. 4010.

See Opposite Page for Floor Plans and Price of Plans and Specifications.

Colonial design for two family house of brick construction. The large double porches of wood and the ample veranda and balcony gives each family an outdoor retreat for summer weather. The plan shows much thought to secure isolation. It is a design of much dignity and will form a notable landmark in any community. Each floor contains six rooms; bath and pantry, with plenty of closet room provided. Every room on both floors, with the exception of the kitchen, has a door opening onto a hall running through the center of the house. On the second floor the hall has a door to the veranda. On account of the dining room being located in the rear of the building, the back porches are not very large so as not to spoil the effect to be had by the window arrangement. The estimated cost of a building of this kind, under favorable conditions, is from about $4550.00 to about $5550.00.



DESIGN NO. 4026.

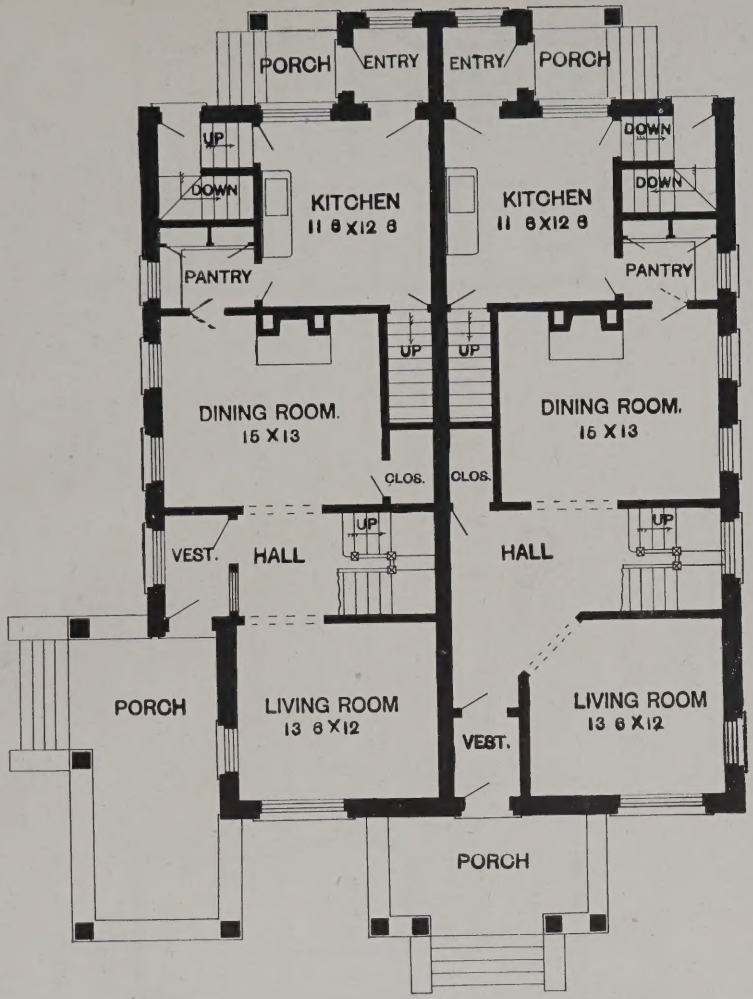
Size: Width, 40 feet 6 inches; Length, 55 feet.

See Opposite Page for First and Second Floor Plans for this buiding.

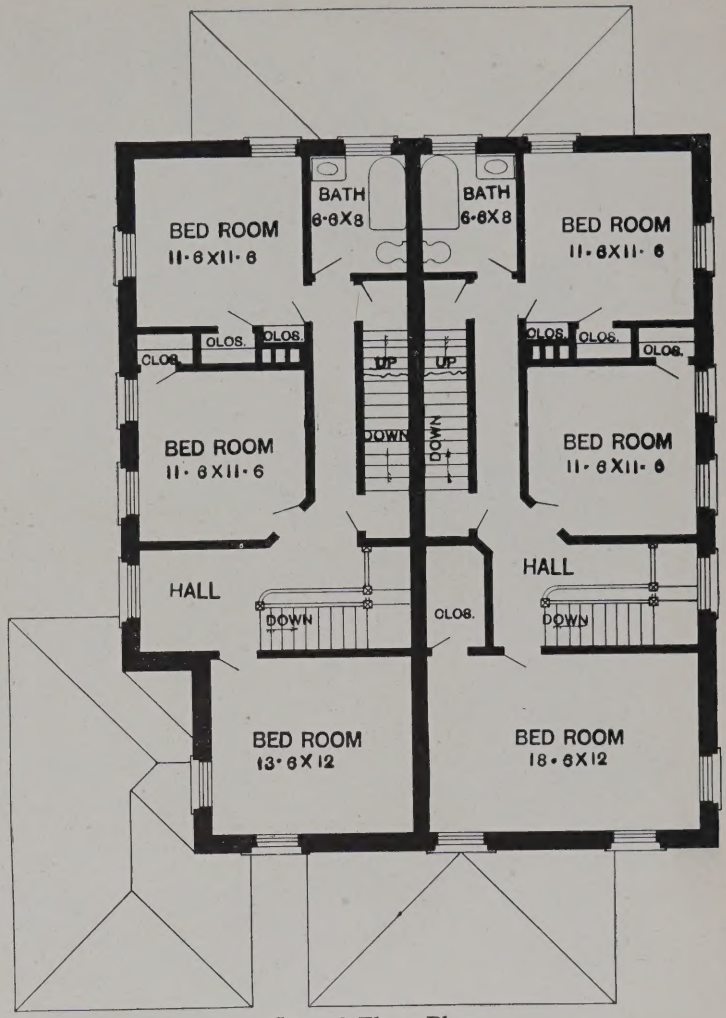
Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details. Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications..... $20.00

Modern and commodious twin or double house of brick construction with stone trimmings, shingled roof. This design is large and well suited to a broad suburban lot. The entrance porches are well apart and the division is on a straight party line. The design is one of much dignity and the building will form a notable landmark in any locality. The first floor contains the reception hall, living room, dining room and kitchen and the second floor three large sleeping rooms, bath, hall, closets, etc. Estimated cost of construction, under favorable conditions, from about $6700.00 to about $7500.00.



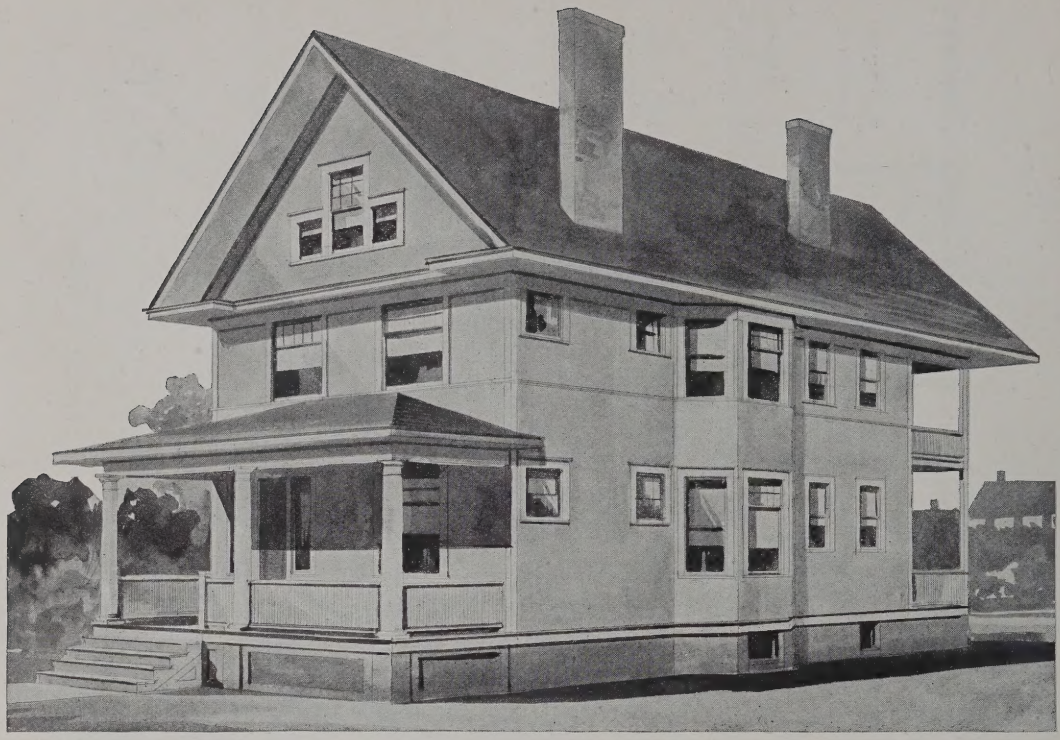
First Floor Plan



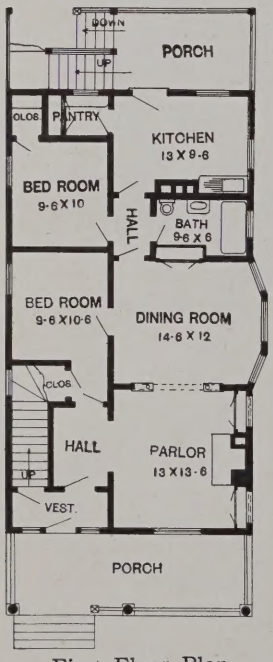
Second Floor Plan

DESIGN NO. 4026.

See opposite page for Perspective View, description and price of plans and Specifications for this building.



DESIGN NO. 4032



First Floor Plan

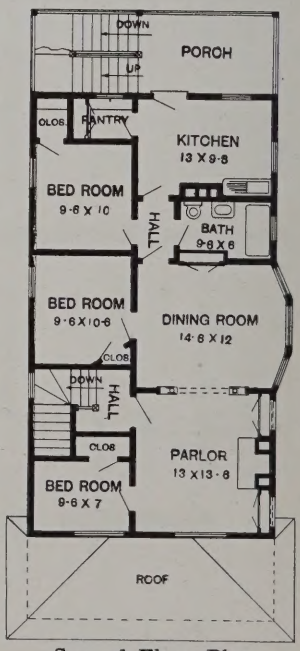
Size: Width, 25 feet 6 inches; Length, 43 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

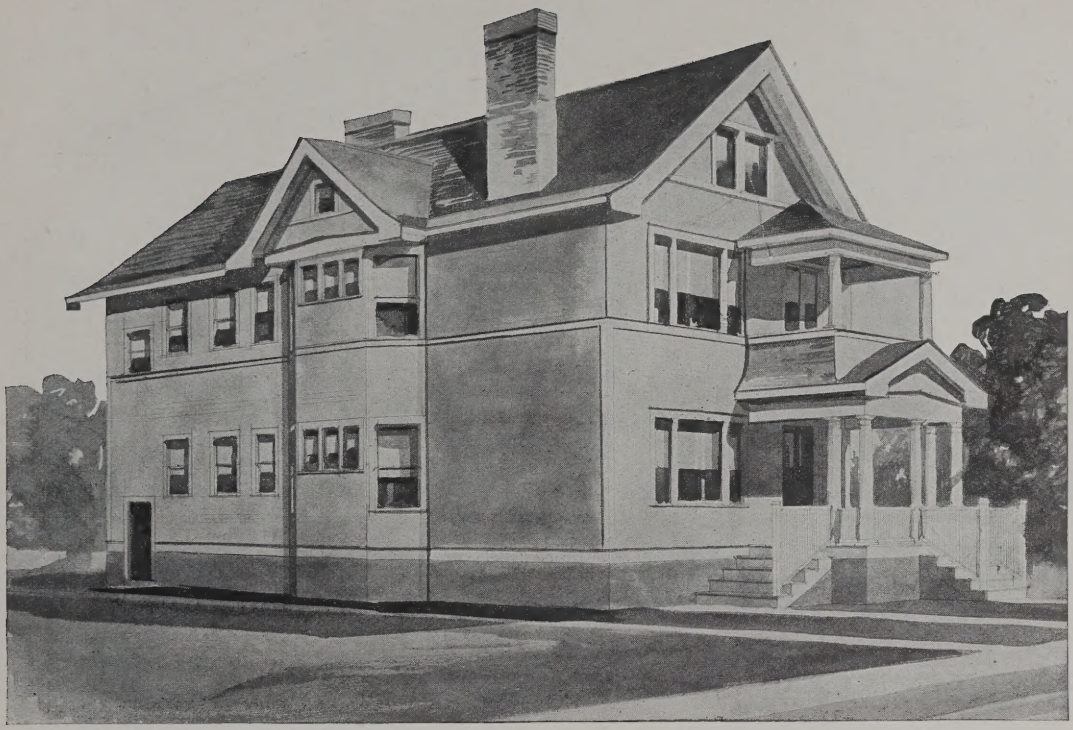
Specifications are typewritten and contain all the information necessary for the proper construction of the house.

Price of Plans and Specifications.....$15.00

Popular design for two family house of frame construction, sided, shingled roof. The lower apartment contains parlor, dining room, kitchen and two bedrooms, bath, closets, pantry, etc., and the upper —parlor, dining room, kitchen, three bedrooms, bath, pantry, closets, etc. Large front porch for use of both families. Large back porches with main roof extending over. Large attic over the entire house with entrance from the rear porch. Colonial mantels in parlors with book cases on either side. Estimated cost of construction, under favorable conditions, from about $3300.00 to about $4100.00.



Second Floor Plan



DESIGN NO. 4045

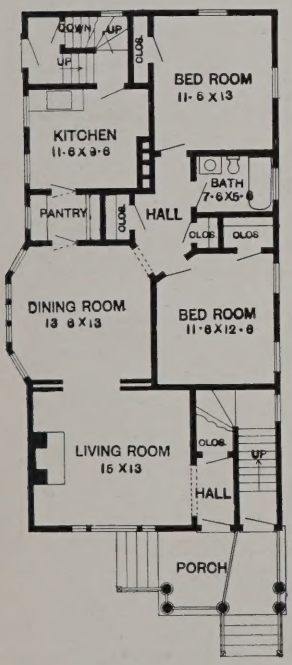
Size: Width, 26 feet 6 inches; Length, 50 feet.

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and necessary interior details.

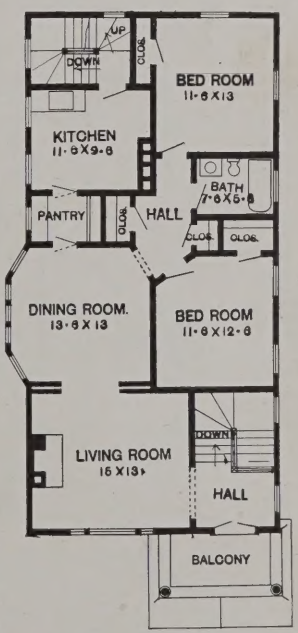
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00

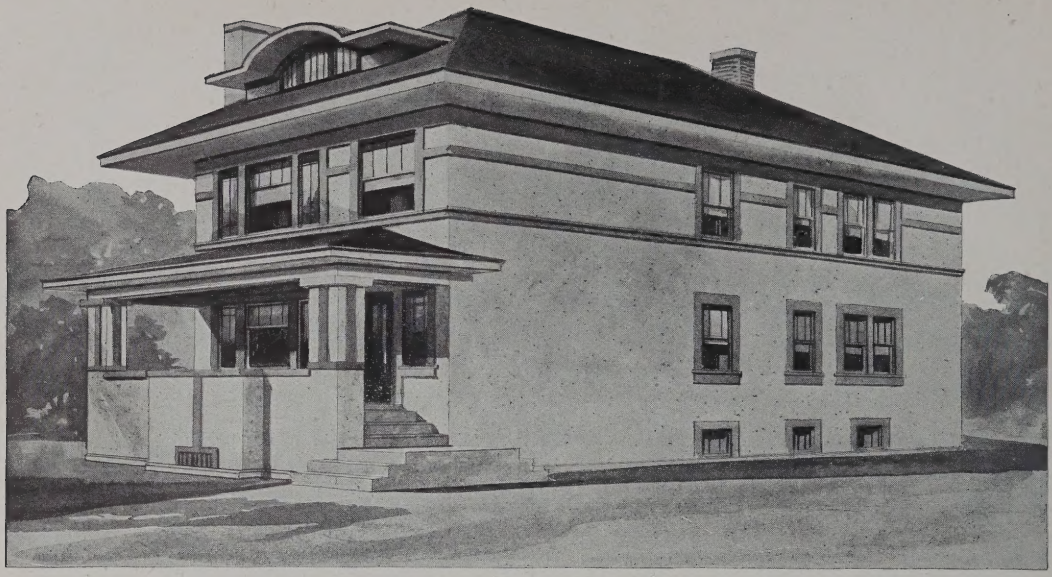
Two family frame house with complete separation of front entrances. Each apartment consists of five rooms, bath, pantry, closets, etc. Large Colonial mantels in living rooms. The arrangement of the dining rooms is particularly pleasing, three small windows being located over the buffet in the bay with large windows at either end. This design differs from others illustrated in this book inasmuch as there are no back porches, the rear entrance being an inside one. The estimated cost of construction under favorable conditions is from about $4300.00 to about $4950.00.



First Floor Plan

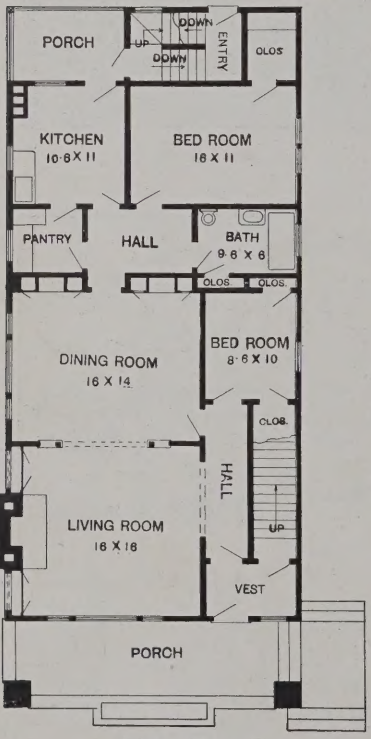


Second Floor Plan



DESIGN NO. 4031

Size: Width, 28 feet; Length, 58 feet 6 inches.

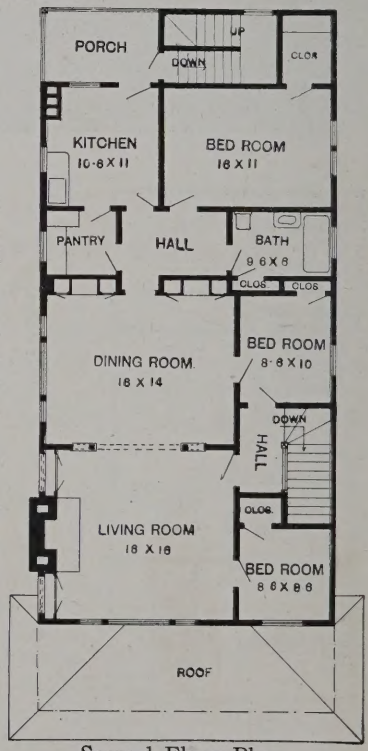


First Floor Plan

Blue Prints consist of basement plan; first and second floor plan; all necessary elevations and all necessary interior details.

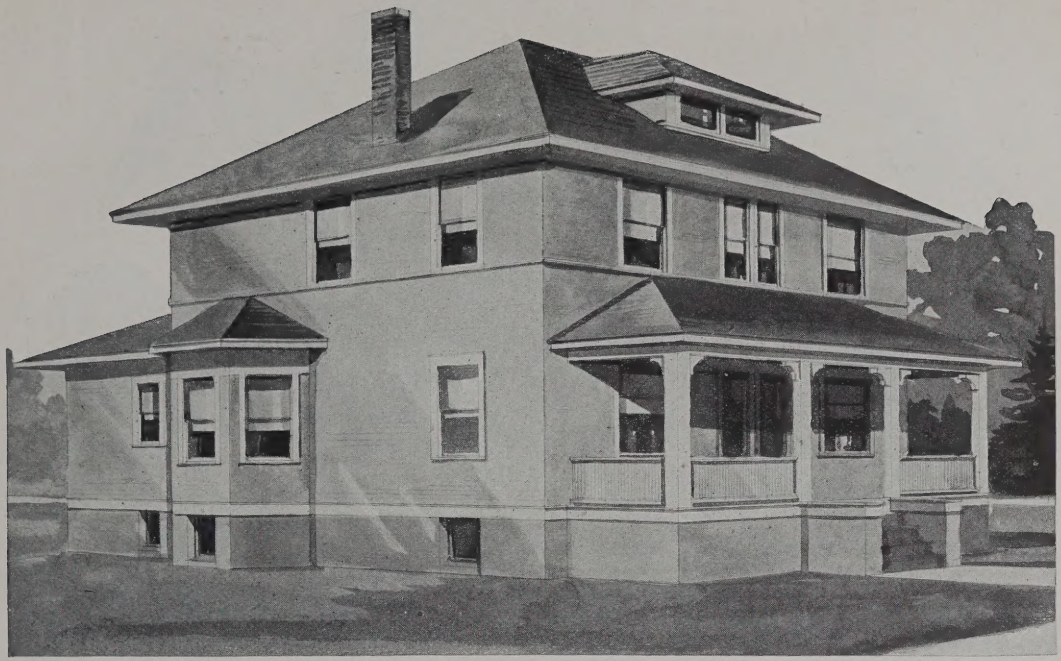
Specifications are typewritten and contain all the information necessary for the proper construction of the house.

Price of Plans and Specifications $15.00



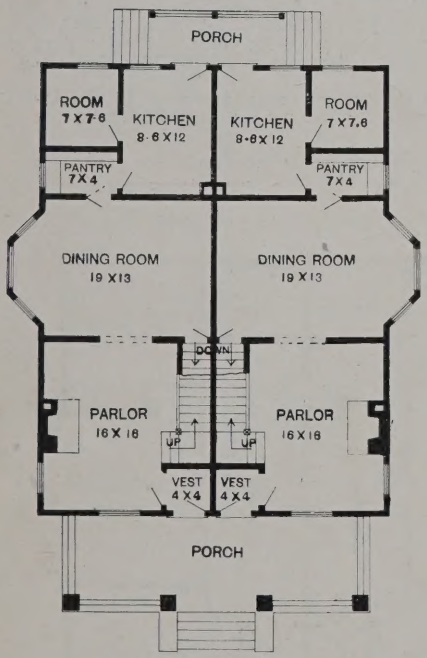
Second Floor Plan

Two family house of frame construction covered with Cement Plaster and trimmed with rough boards. The first floor contains large living room, dining room, kitchen, two bed rooms, pantry, bath, halls, closets, etc. The second floor contains the same number of living rooms but has an extra bed room opening from the main living room. Large Colonial fireplaces in living rooms. Combination buffet and china closets on either side of opening in rear of dining room. Large front porch for use of both families. Estimated cost of construction, under favorable conditions, from about $4150.00 to about $4900.00.



DESIGN NO. 4029

Size: Width, 39 feet 6 inches; Length, 43 feet.

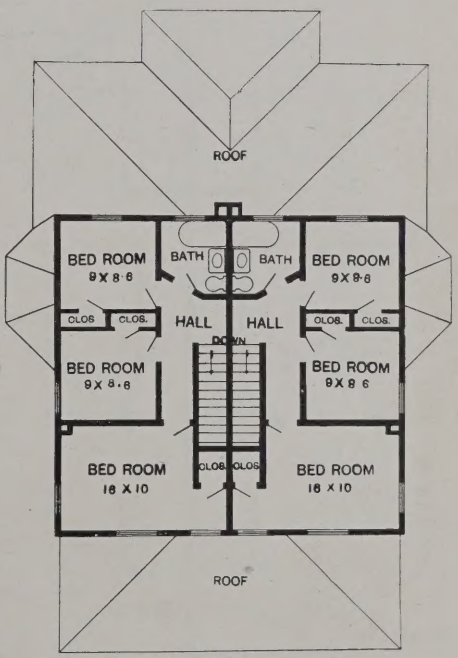


First Floor Plan

Blue Prints consist of basement plan; first and second floor plans; all necessary elevations and interior details.

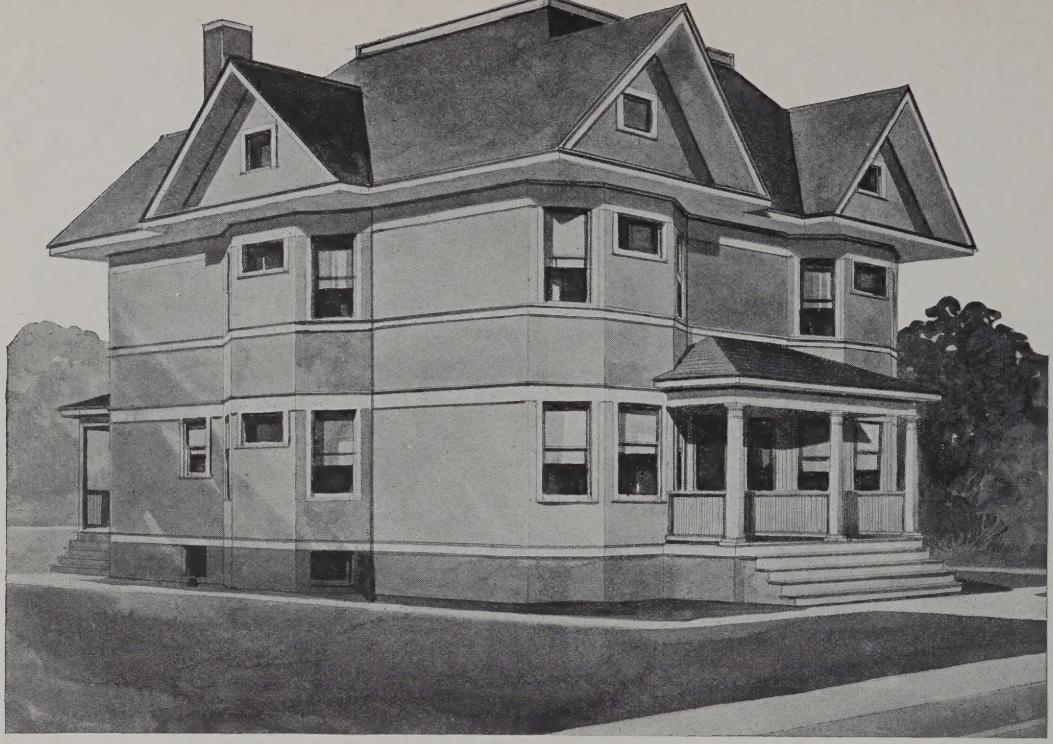
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications $15.00



Second Floor Plan

Double or twin house of frame construction, sided, shingle roof. This house was designed for a broad lot and ample grounds. Complete separation of the families is secured as though in separate single houses. Each family has parlor, dining room, kitchen, pantry, and servant's room on first floor and three bedrooms, bath, closets, etc., on second floor. Large front porch for use of both families. Estimated cost of construction, under favorable conditions, from about $4200.00 to about $5100.00.



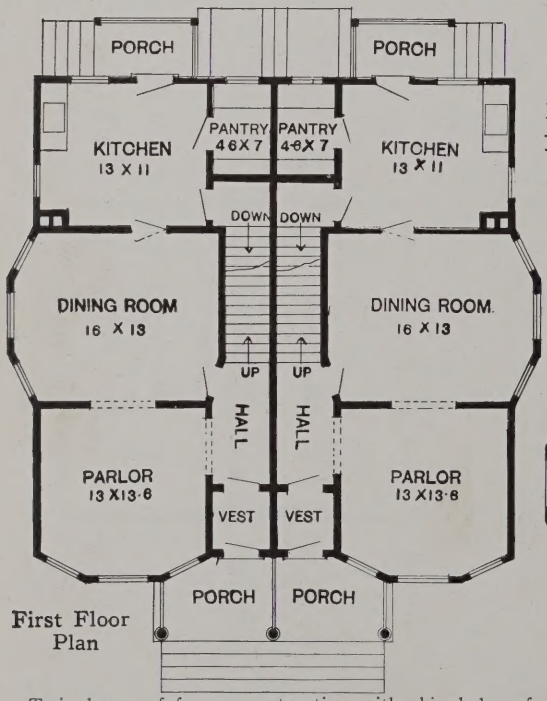
DESIGN NO. 4028.

Size: Width, 41 feet 6 inches; Length, 39 feet.

Blue Prints consist of basement plan; first and second floor plans; roof plan; all necessary elevations and necessary interior details.

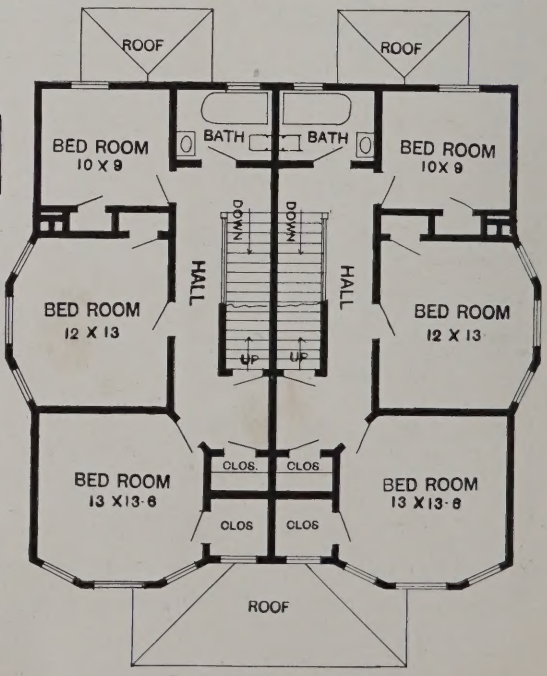
Specifications are typewritten and contain all the information necessary for the proper construction of the building.

Price of Plans and Specifications.....$15.00



First Floor Plan

Twin house of frame construction with shingled roof. Arranged for two families, each family having six rooms, parlor, dining room and kitchen on the first floor, three bedrooms, bath, closets, halls, etc., on the second floor. Large bay windows in parlors and dining rooms. Each family has separate entrances, both front and rear so that complete isolation may be obtained if necessary. Estimated cost of construction, under favorable conditions, from about $4750.00 to about $5150.00.



Second Floor Plan

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4007	20	15.00
4008	64	30.00
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4071	26	15.00
4073	37	8.00
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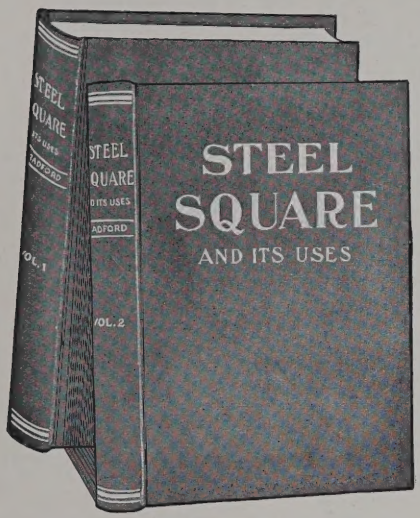

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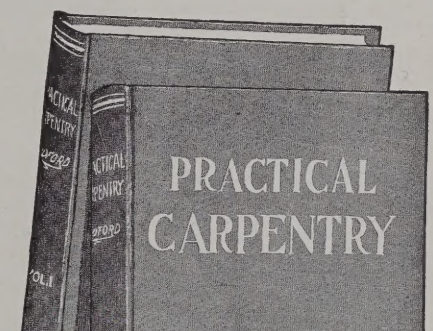

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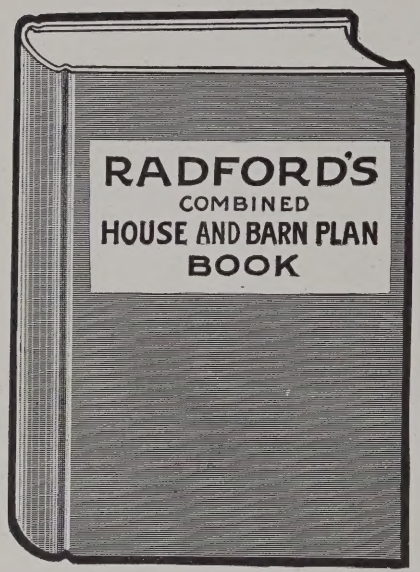

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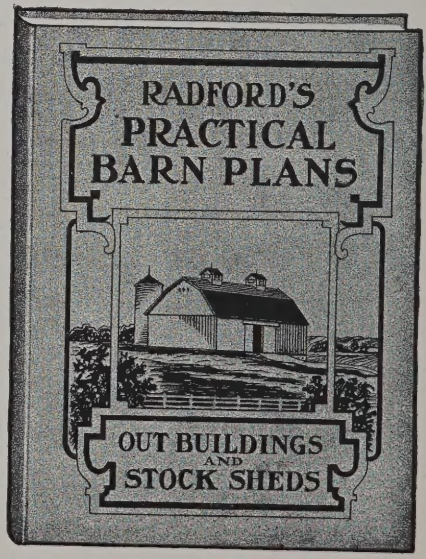

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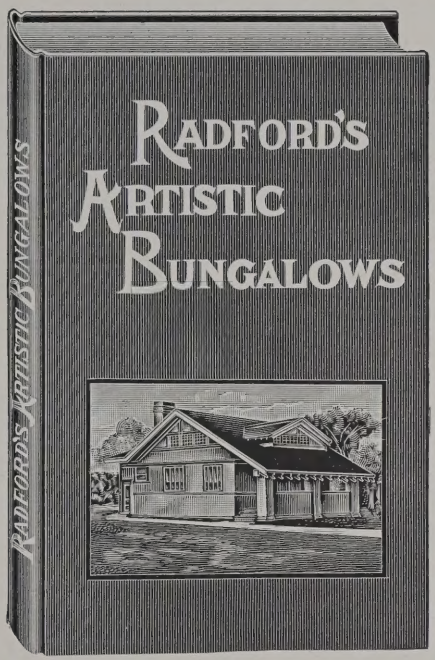

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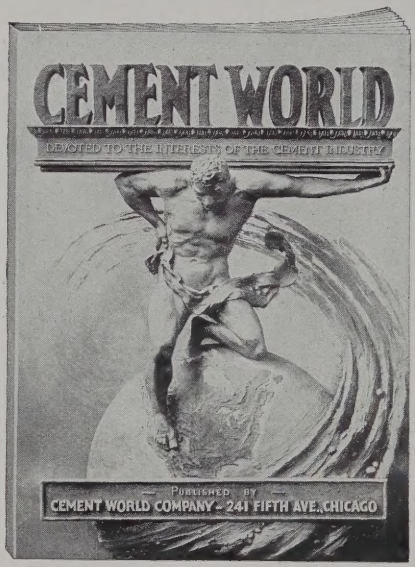

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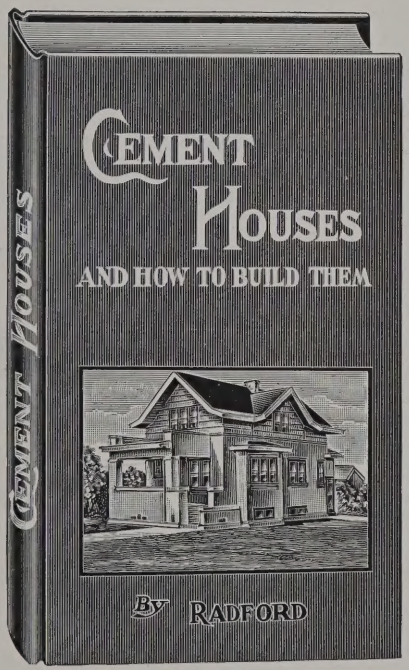

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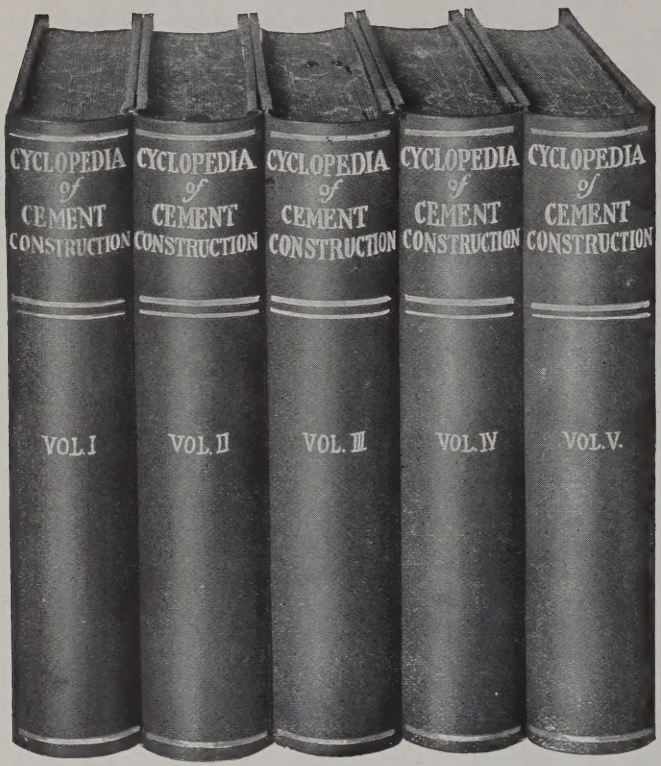

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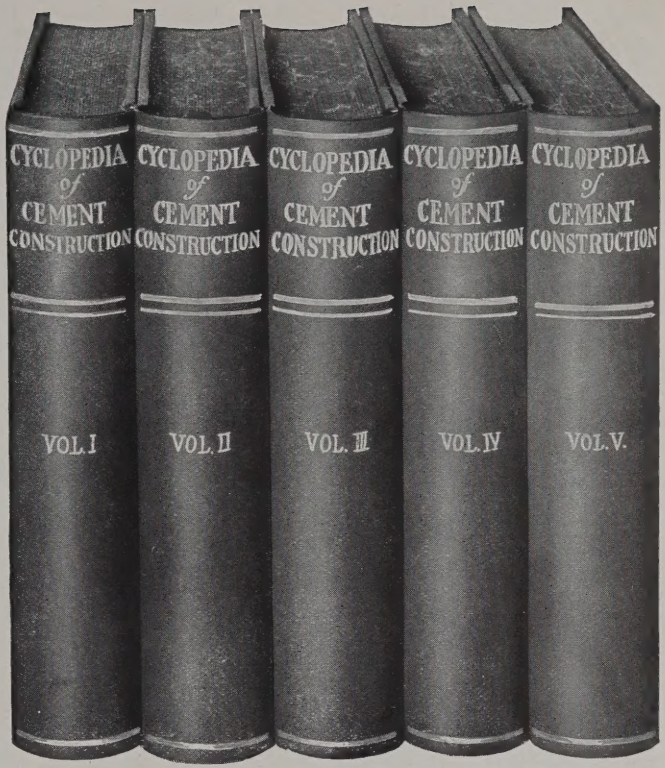

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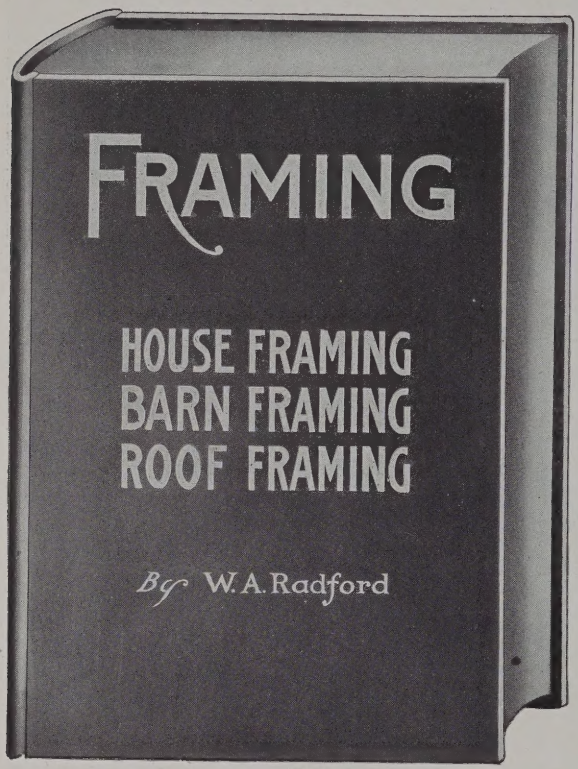

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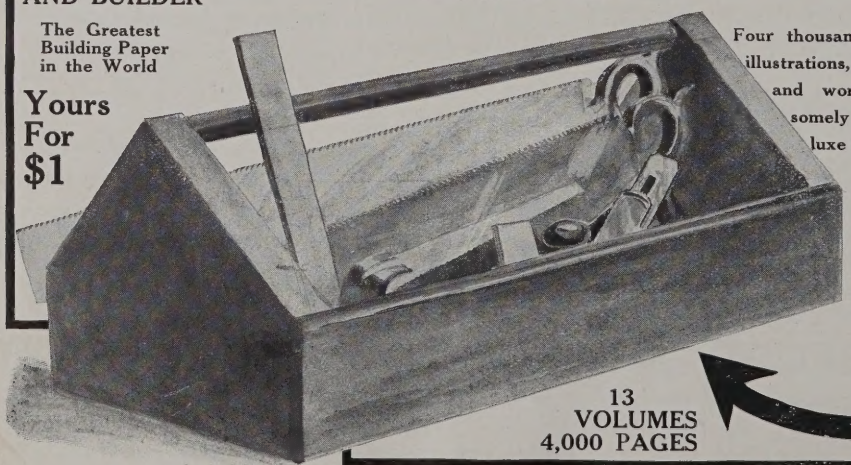

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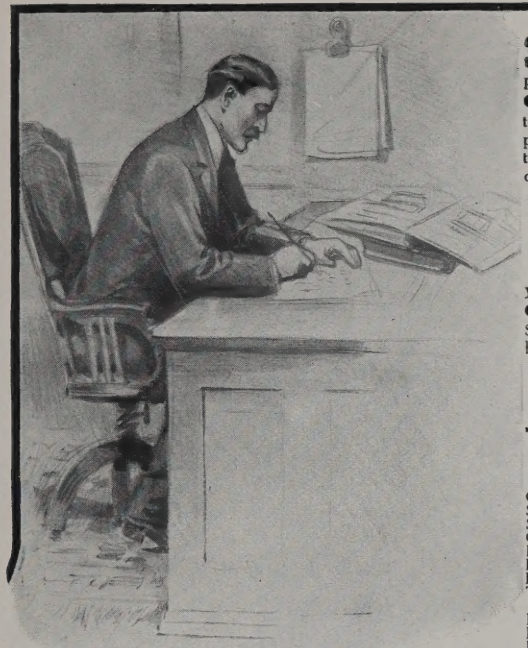

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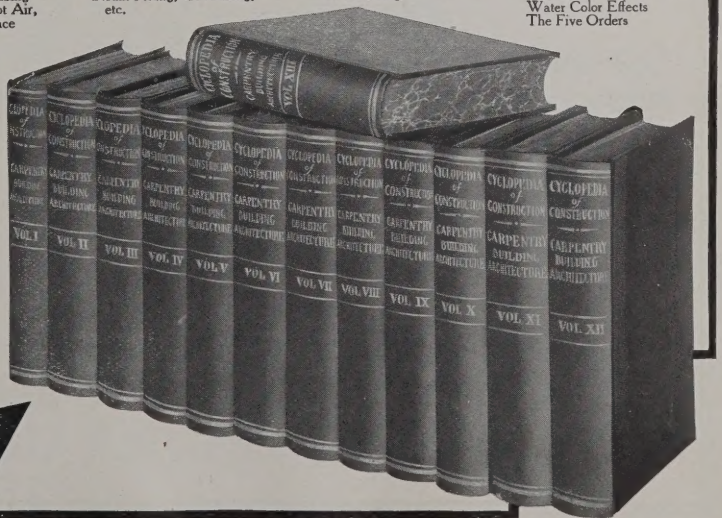

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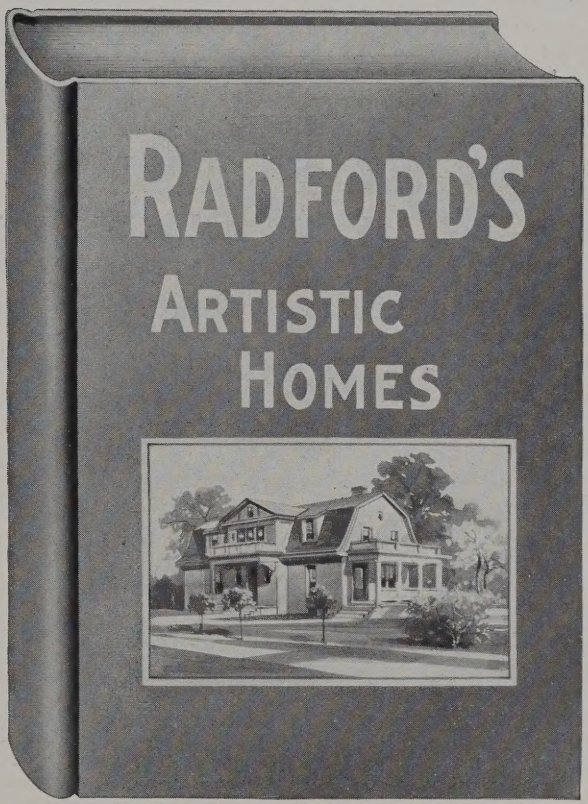

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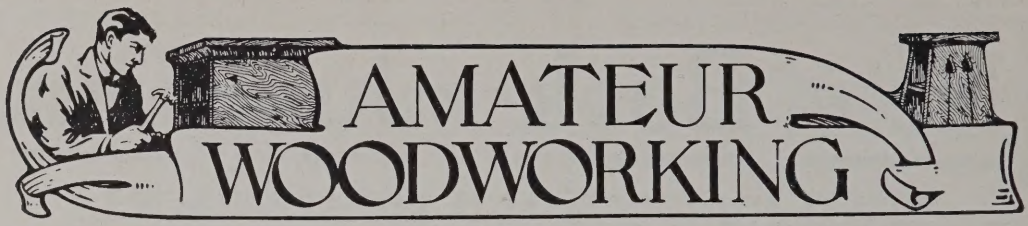

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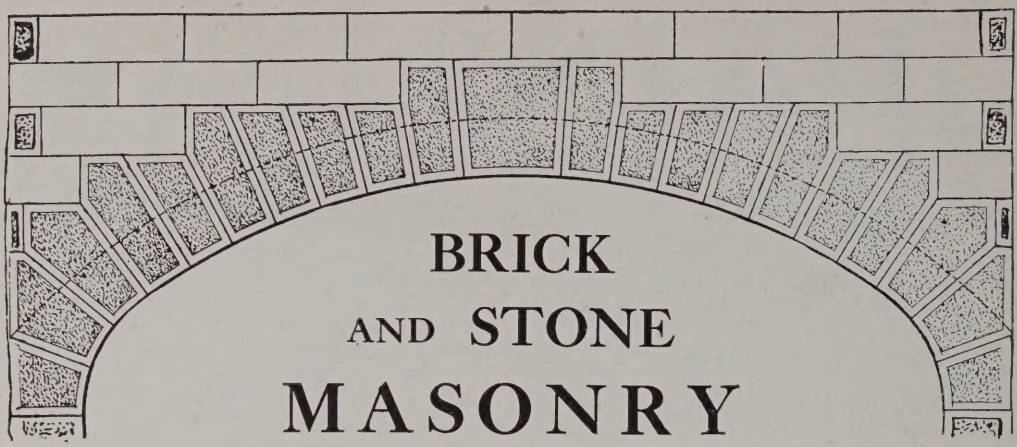

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Each small square represents one square foot of floor space, eight to one inch. Sketch first floor plan on one-half of page and second floor on the remainder. With this information we will have no difficulty in planning your house exactly as you desire, and there will be nothing overlooked. Show approximate sizes of rooms on inside.
In case you like one of the designs shown in the books, with the exception of some changes, please give the number of the design, send a rough draft of the changes desired.

Enclosed find $10.00, for which please send me pencil drawings of floor plans and elevations of exterior of design No. ..... with the changes as stated below. If the pencil drawings meet with my approval (after having made all the necessary changes), send me complete working plans, specifications, scaled drawings and details, for which I agree to pay the sum of $.....

Signed .....

NOTE—These pencil sketches will always remain the property of the architect, and must be returned without fail, as the same are of future value to him.

Is your house to be of wood, stone, brick, veneer, or cement block?.....

What is the size of your lot?..... Is it a corner lot?.....

What corner? ..... (Northeast, northwest, southeast or southwest.) Which way will your house front?..... (North, east, south or west.)

If the lot is not level, state what the slope is.....

Do you want brick, concrete, or stone for the wall foundations?.....

Do you want a cellar? ..... Under what part of the house.....

Do you want cross walls, or the entire basement left in one room, with posts or piers to support partitions and floors?.....

.....

Do you want the cellar 7 feet deep, or what depth?..... Does it have to be drained?.....

Do you want an outside entrance to cellar?..... Do you want a cistern?.....

If so, how large?..... Are wood or brick cisterns used in your locality?.....

Do you want the cellar bottom cemented, paved with brick, natural earth or a cinder floor?.....

Do you want provision made for a furnace, steam or hot water heat?.....

Is the house to be one story, one and one-half story, or full two stories high?.....

Number of rooms wanted on first floor..... Second floor.....

Height of first floor ceilings..... Second floor ceilings.....

NOTE—If the house is of wood construction and full two stories high, it is economy to use 18-ft. studding, and in such a case the ceilings will be 9 ft. 2 in and 8 ft. 4 in., or 9 ft. 4 in. and 8 ft. 2 in.

Reception hall to be.....ft. by.....ft. Woodwork to be.....

Parlor to be.....ft. by.....ft. Woodwork to be.....

Sitting Room to be.....ft. by.....ft. Woodwork to be.....

Library to be.....ft. by.....ft. Woodwork to be.....

First Story Bed Room to be.....ft. by.....ft. Woodwork to be.....

Dining Room to be.....ft. by.....ft. Woodwork to be.....

Kitchen to be.....ft. by.....ft. Woodwork to be.....

Any further instructions regarding number, size and finish of rooms.....

.....

.....

How many bed rooms do you want on second floor?..... What kind of wood are they to have?.....

Do you want a bath room? ..... On which floor?.....

Do you want a floored but unfinished attic above?.....

NOTE—Unless the woodwork is otherwise described by you, we will make our specifications call for Southern Yellow Pine, as this is now very popular and makes a good finish for a small cost.

Do you want a fireplace?..... If so in what room?.....

Do yo want shingles or slate roofing?..... Do you want shingles, stucco or siding for vertical exterior walls?.....

Do you want two or three coats of paint on exterior?..... Do you want any painted woodwork inside?.....

If so, where?.....

Do you want any painted walls inside?..... In which rooms?.....

Do you want plumbing included in the specifications?..... If so, answer the following questions:

Have you city water supply?..... Is sewer in front or rear of house?.....

Do you want hot water pipes run to the plumbing fixtures?..... Do you want laundry tubs in basement?.....

Do you want water closet in cellar?..... Do you want water closet on first floor?.....

Do you want water closet in bath room?..... Do you want sink in kitchen?.....

Do you want wash bowl in bath room?..... Do you want bath tub in bath room?.....

Do you want any other closets or wash bowls?..... If so, where?.....

Do you want sill cock for lawn sprinkling?..... On what side of house?.....

Do you want a slop sink?..... Where located?.....

Do you want an iron pitcher pump at kitchen sink for soft water from cistern?..... Do you want a circulating boiler for hot water?.....

Do you want it in kitchen for range connection?..... Or in basement for heater connection?.....

Do you want house piped for gas?..... Wired for electric lights?.....

Any further instructions on any point not above referred to.....

.....

.....

House to be built for.....

On Lot No..... Block No..... City.....

County..... State.....

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